



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

32 Annandale Street Lane, Edinburgh, EH7 4LS

- ✔ Self-contained, two storey mews office building
- ✔ 3 fully cabled offices offering with unrestricted street parking area
 - ✔ Available from 1st September 2024
 - ✔ Short walk from McDonald Road tram stop
 - ✔ Extends to approximately 111 sq m (1,194 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED SURVEYORS SCOTLAND

Tel. 0131 357 4455 X @AlliedEdinburgh
www.alliedsurveyorsscotland.com

LOCATION

Annandale Street Lane is situated approximately 1.5 miles north of Edinburgh city centre just off Annandale Street and McDonald Road. The property benefits from close proximity to an extensive range of amenities on Haddington Place, Elm Row and Leith Walk.

There are several commercial businesses on Annandale Street Lane but the immediate area is predominately residential in nature. Public transport connections are extensive in the area with the McDonald Road tram stop a short walk away.

The street is not patrolled by parking attendants and spaces are on a first come, first served basis. However, there are a number of private garages in the street which restrict vehicles from parking opposite them. Metered and permit parking is available on nearby Hopetoun Crescent and McDonald Road.

DESCRIPTION

The subjects comprise an end of terrace, two storey mews office building of stone construction with a pitched and slated roof.

Internally, the offices are split into three open plan areas with two suites either side of an entrance lobby and a larger office at first floor level. The accommodation, which is generally in good order throughout, benefits from the following:

- Data cabling throughout wired to a separate comms room
- Fitted storage units in the main office
- Separate kitchen area
- Male and female WCs
- Fully DDA compliant
- On street parking

ACCOMMODATION

According to our recent measurement survey we calculate the approximate net internal area to be as follows:

111 sq m (1,194sq ft)

LEASE TERMS

The property is available for let on flexible terms for a lease term to be agreed.

RENTAL

Our client is seeking rental offers of £18,000 per annum to grant a new lease.

There is no service charge due on the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,500 effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

A new tenant has the option to lodge an appeal against the Rateable Value which may reduce it beneath the £12,001 threshold.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is F.

VAT

VAT is not applicable.

ANTI-MONEY LAUNDERING

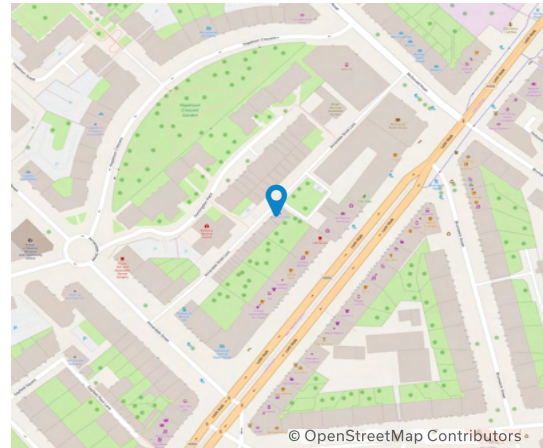
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs in documenting the transaction with the incoming tenant responsible for any LBTT and registration dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons), MRICS | Tel. 0131 357 4455 | 07917 924 112

Bernadetta.Majewska@alliedsurveyorsscotland.com



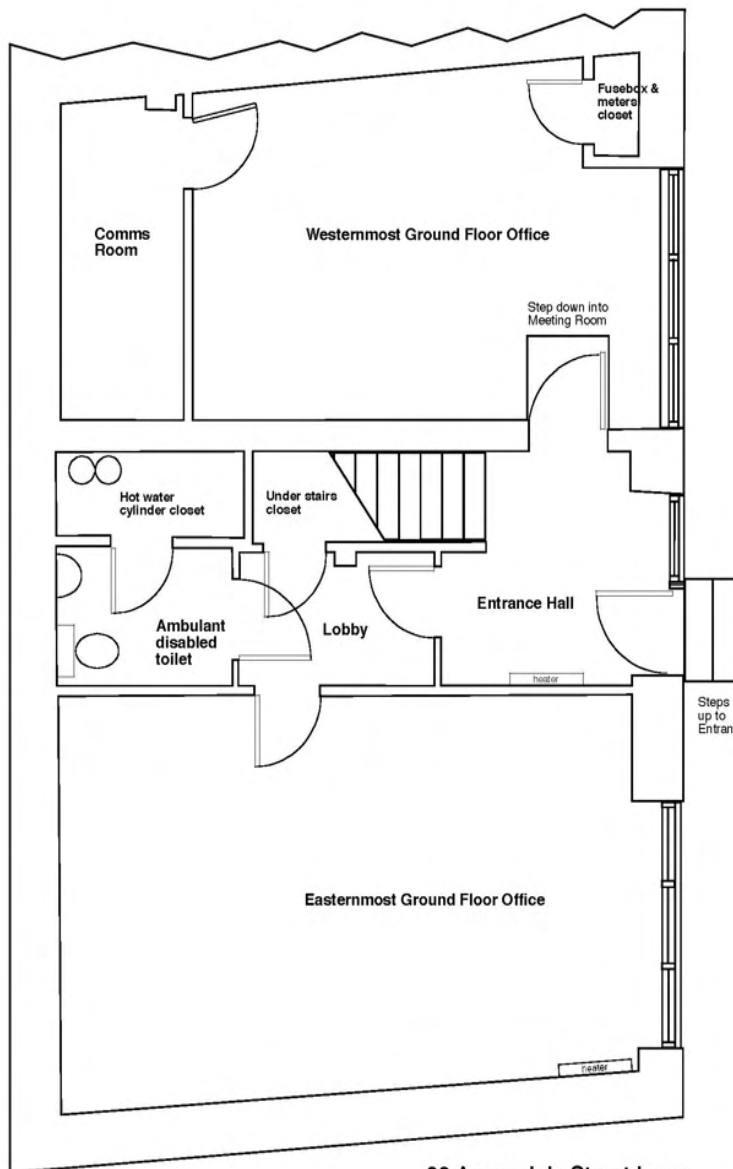
© OpenStreetMap Contributors



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com

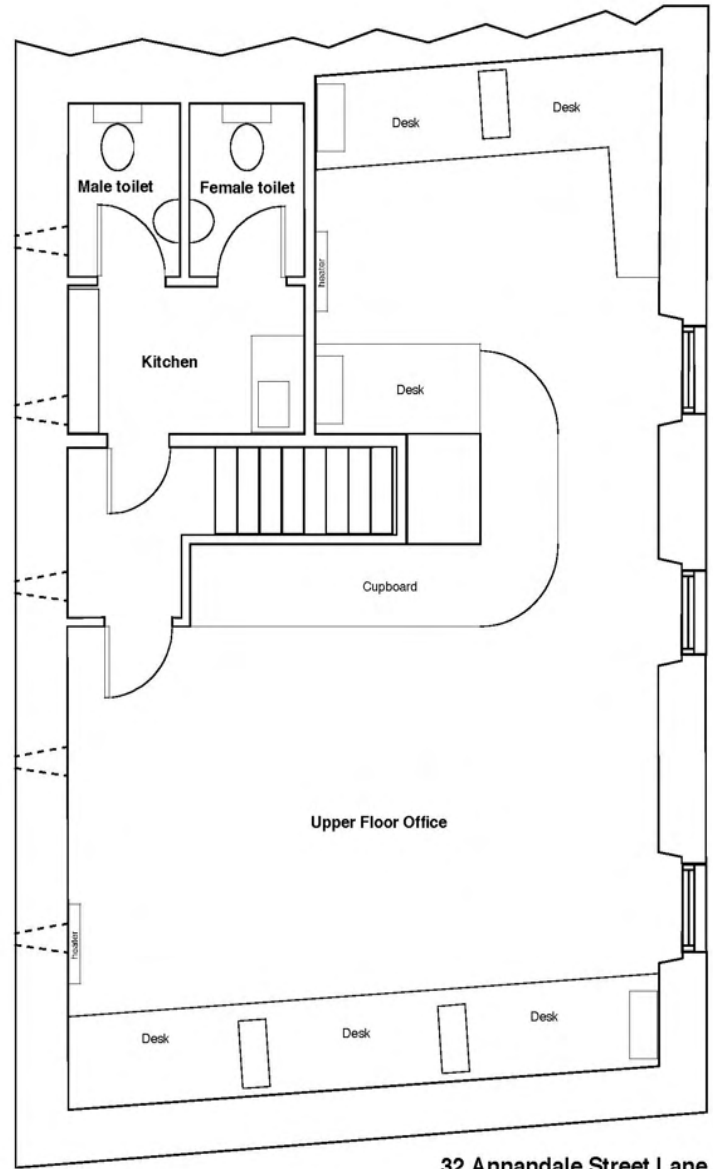
GROUND FLOOR PLAN



32 Annandale Street Lane
Ground Floor Plan
1: 50 scale

0m 1m 2m 3m

UPPER FLOOR PLAN



32 Annandale Street Lane
Upper Floor Plan
1: 50 scale

0m 1m 2m 3m