



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)
www.alliedsurveyorsscotland.com



TO LET

1 Gayfield Square, Leith, Edinburgh, EH1 3NW

- ✔ Café premises overlooking Gayfield Square
- ✔ Situated in the east of Edinburgh's historic and sought after New Town
- ✔ Also benefits from Class 4 (Business) and Class 10 (non-residential institutions) consent
 - ✔ Close to tram stops at McDonald Road and Picardy Place
 - ✔ Approximate Net Internal Area of 44.72 sq m (481 sq ft)

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



ALLIED SURVEYORS SCOTLAND

LOCATION

Gayfield Square is located in the east of Edinburgh's historic and sought after New Town enjoying a desirable location close to a host of leisure, retail and hospitality amenities.

The subject premises is located at the corner of South Gayfield Lane and Gayfield Square directly across from Gayfield Square Police Station.

Metered street parking is available in Gayfield Square but there are plenty of public transport options available on Gayfield Place and London Road.

There are also two tram stops within walking easy distance at Picardy Place and McDonald Road.

DESCRIPTION

The subject comprises a café premises forming part of a larger, ground floor premises with offices and training room space and WCs to the rear. The offices are currently under lease. The subjects also carry class 4 (business) and Class 10 (non-residential institution) consent, but the preference is to let the unit as a café.

The units is open plan and accessed off a wide corridor shared with the other tenant in the building. It is arranged over a split level with main door access off South Gayfield Lane and a further entrance off Gayfield Square. 4 large window openings provide plenty of natural daylight to the front and rear sections of the café whilst there is also modern LED lighting.

Nearby occupiers include Police Scotland and GTS Solutions and Powerhouse Fitness.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

44.72 sq m (481 sq ft)

RENT

Our client is seeking rental offers over £15,000 per annum to grant a new lease.

TERMS

The premises are available for lease on full repairing and insuring terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects required to be assessed. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is available on request.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

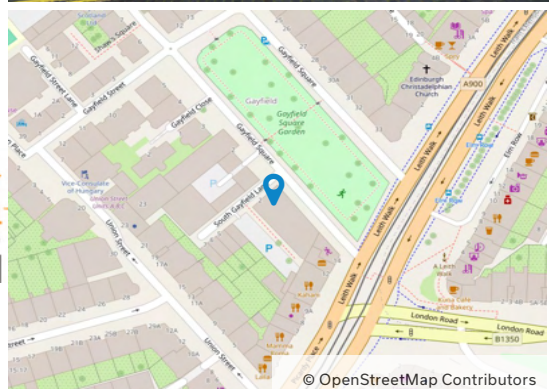
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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 with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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