



54 TIMBERBUSH

LEITH



TO LET

First Floor Open Plan Office

1,480 sq. ft. Plus 3 Car Spaces

LOCATION

The subjects are situated on the southside of Timberbush midway between the Shore and Bernard Street. See plan for precise location.

DESCRIPTION

The subjects comprise a first floor office which is open plan in nature. The suite has its own access from ground floor (which is shared with the ground floor).



ACCOMMODATION

The office extends to **1,480 sq. ft.** and has the benefit of a small rea prep area and 2 toilets. The heating is by means of electric panel radiator.

The premises have recently been redecorated and are in good order throughout.



CAR PARKING

3 allocated car spaces

RENTAL

£18,000 per annum plus VAT

Energy Performance Rating / **TBC**

LEASING TERMS

The subjects are available for a negotiable term of years.



RATEABLE VALUE 2022/23

We have been informed by the Local Assessors Department that the property is assessed for rating purposes as follows:

Office **£14,200**
Car Spaces **£ 570**

Further information on the Rateable Value can be obtained by inserting the address into:

[Scottish Assessors \(saa.gov.uk\)](http://saa.gov.uk)

VIEWING AND FURTHER INFORMATION

By appointment through the letting agents Allied Surveyors Scotland Plc

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PROPERTY MISDESCRIPTION ACT 1991

- 1) The information contained within these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change, we will inform all enquirers at the earliest opportunity.
- 2) Date of publication 1st March 2023.
- 3) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/ lessees must satisfy themselves as to the incidence of VAT in respect of any transaction. Lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.