



**ALLIED
SURVEYORS
SCOTLAND**

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



TO LET Due to Relocation

176-178 Dalkeith Road, Edinburgh, EH16 5DU

- 🕒 Double windowed unit situated on a busy thoroughfare
- 🕒 2 miles south of Edinburgh city centre
- 🕒 Suitable for a range of Class 1A uses
- 🕒 Qualifies for 100% business rates relief
- 🕒 Approximately 68 sq m (732 sq ft)

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



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LOCATION

Dalkeith Road is situated some 2 miles south of Edinburgh city centre and is a busy traffic route connecting the city's Southside with periphery locations.

The subject property forms part of a small shopping parade with residential units above. It is situated on the west side of Dalkeith Road opposite Kilmaurs Terrace.

Public transport is widely available with restricted car parking outside.

DESCRIPTION

The subjects comprise a double windowed commercial premises arranged over ground floor and basement of a traditional, four storey tenement building.

The property benefits from two entrances off Dalkeith Road with two large display windows and signage above. Internally, the premises is currently presented as a heating engineer's showroom with open plan space and a single partitioned office. There is a slight change in level at the mid-point.

The basement provides storage and staff accommodation include a single toilet compartment and tea prep area.

ACCOMMODATION

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

68 sq m (732 sq ft)

RENT

Our client is seeking offers over £13,000 per annum. VAT is not applicable.

LEASE TERM

The premises are available for let on flexible terms for a period to be negotiated.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £8,700 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property is supplied by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

A copy of the recommendation report is available on request

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

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) | Tel. 0131 357 4455 | 07917 924 112
Bernadetta.Majewska@alliedsurveyorsscotland.com

