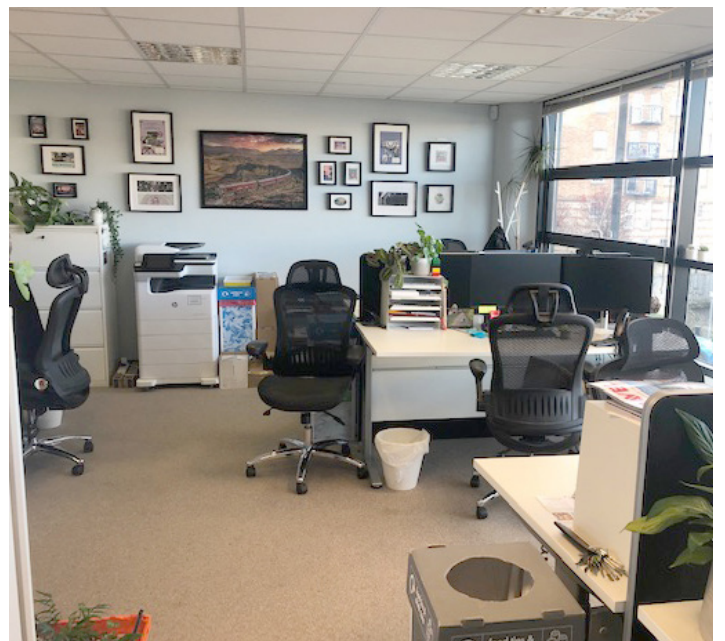
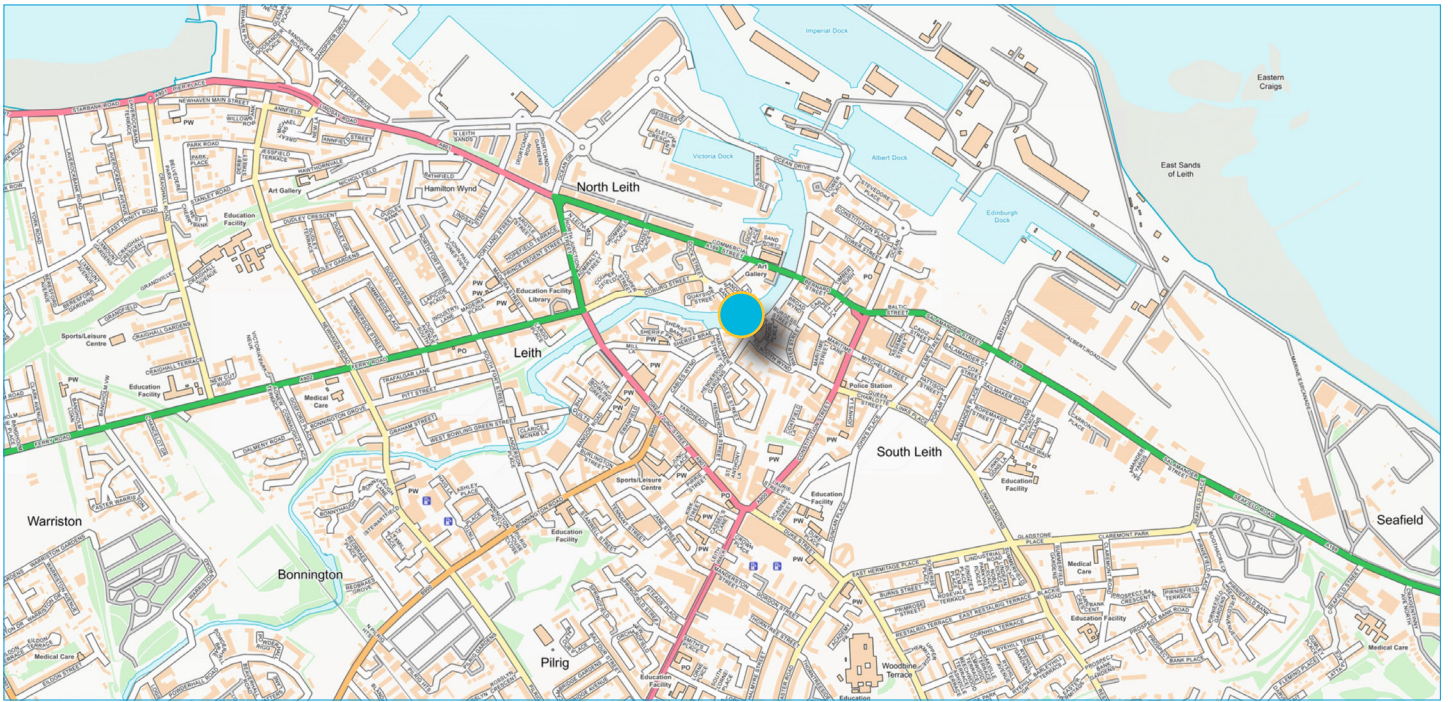


FIRST FLOOR OFFICE SUITE TO LET



**EDINBURGH, LEITH
78 THE SHORE, COALHILL
EH6 6RG**





LOCATION

The Leith area of Edinburgh is situated approximately 4 miles north east of the city centre & benefits from excellent transport links with the new Tram Line only a short distance away.

The subjects are located on the east side of Coalhill at the junction of Sandport Place & Parliament Street. The area is known as The Shore and is positioned within the heart of Leith in a highly popular commercial & residential neighbourhood overlooking the Water of Leith. There are a number of top quality bars, cafes & restaurants close by including Innis & Gunn, Martin Wishart, Victor Hugo, Crolla's Gelateria, Toast, Mimi's Bakehouse etc.

DESCRIPTION

The premises comprise a self contained first floor office suite forming part of a modern six storey building with further offices & residential on the upper floors. Access is gained via a common stairwell to the rear. The subjects provide an open plan office area with partitioned meeting room, kitchen & shower facility. The office suite provides good quality accommodation with carpeted floor, painted plasterboard walls, inlaid Cat 5 light fittings, electric wall mounted heaters and uPVC double glazed windows. There are two single WC's located on the common landing shared with the adjacent office. There is also a lift serving the accommodation from ground floor level.

ACCOMMODATION

The subjects provide the following approximate net internal area:-

WEST OFFICE SUITE	56.75 SQM	610 SQFT
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LEASE TERMS

The subjects are available on the basis of a new full repairing & insuring lease for a negotiable period.

RENT

Rental offers in excess of £10,000 per annum are invited.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C. [Copy available on request].

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £7,900 [as at 01/04/2023]

[An incoming occupier may benefit from Small Business Bonus Scheme (SBBS) rates relief. We would therefore recommend discussing this with the local Rates Authority].

USE

We understand the property currently benefits from Class 4 Business planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc are subject to VAT at the prevailing rate, unless otherwise stated.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the purchaser responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454. **Date of publication: December 2023**