



Tel. 0131 357 4455 www.alliedsurveyorsscotland.com

**ALLIED
SURVEYORS**
SCOTLAND



TO LET

47 Dean Street, Stockbridge, Edinburgh, EH4 1LL

- ✔ Self-contained, main door office premises
- ✔ Refurbished to an immaculate standard throughout
- ✔ Located in the heart of Stockbridge just off Raeburn Place
- ✔ Ideal for professional service occupier under use Class 1A
- ✔ 82 sq m (883 sq ft)

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



ALLIED SURVEYORS SCOTLAND

LOCATION

Dean Street is situated in the heart of Edinburgh's highly sought after Stockbridge area located less than a mile to the north of the city centre.

More specifically the subject premises is at the corner of Dean Street and Cheyne Street accessible via Raeburn Place.

The area is mixed residential and commercial with a wide variety of amenities nearby including cafes, restaurants and bars. Occupiers in the immediate area include: Lifecare Edinburgh, Sainsbury's Local, Franco Manca and Dofos Pet Centre.

DESCRIPTION

The subject comprises an office premises arranged over ground and lower ground of a 4 storey and lower ground, stone-built tenement.

Internally, the premises have been refurbished to an immaculate condition throughout providing a mixture of open plan and cellular offices. Specification includes perimeter data trunking, LED recessed downlighters and laminate flooring.

The ground floor provides a reception area and office/meeting room with the lower ground providing 5 further offices located off a central corridor with kitchen, WC and shower facilities. Each office has a lightwell providing natural light from street level.

ACCOMMODATION

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

Accommodation	Sq M	Sq Ft
Ground Floor	30 sq m	323 sq ft
Lower Ground	52 sq m	560 sq ft
Total Area	82 sq m	883 sq ft

RENT

Our client is seeking rental offers over £18,500 per annum exclusive of VAT

TERMS

The subjects are available for lease of full repairing and insuring 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 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 served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

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 purchaser liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.

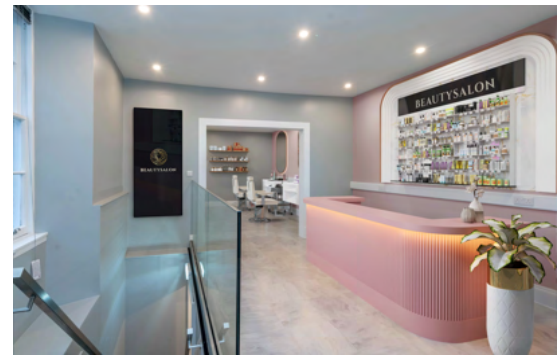
Please note the fit-outs shown are CGI generated and not 'as existing'.

VIEWING AND FURTHER INFORMATION

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

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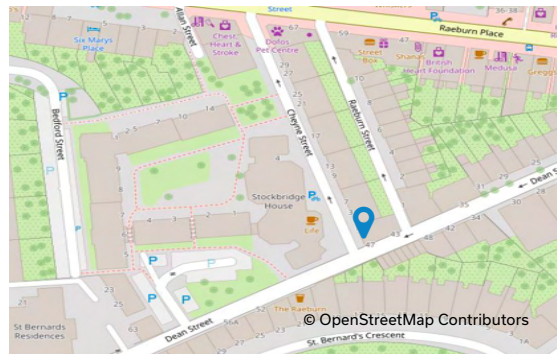
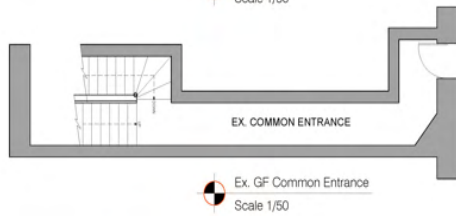
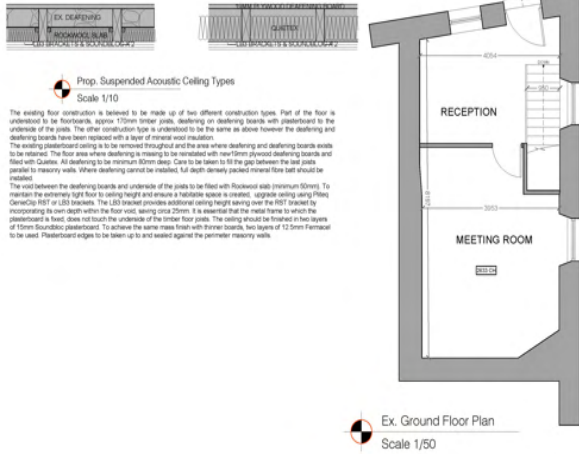
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FLOORPLAN

APPROX FLOOR AREA
GROUND AND BASEMENT FLOOR APPROX = 111M²

CHANGE OF USE FROM SUI
GENEROUS FLAT TO CLASS 2



Please note the fit-outs shown are CGI generated and not 'as existing'.

Halford Business Park 148 Dalry Ingeston Road West Edinburgh EH16 4AP