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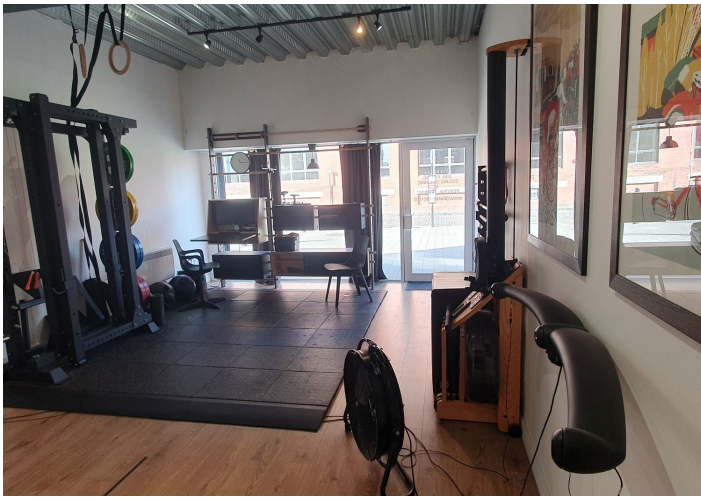
D2

FLEXIBLE USE RETAIL/OFFICES TO LET



21 & 23 Salamander Place, Edinburgh, EH6 7JJ

346 Sq ft to 1,082 Sq ft



## Location

Salamander Place lies within the district of Leith, with the property lying on the eastern side approximately halfway between Salamander Street and Leith Links. There are a mix of both commercial and residential uses nearby with the property being conveniently located for public transport and the trams into Edinburgh City Centre.

## Description

The properties comprise two self-contained ground floor business units contained within a modern residential development. Each unit has a glazed frontage with a roller shutter door. Internally there is an open working area together with a rear section containing storage, kitchen, and toilet facilities.

## Accommodation

The units provide the following net internal areas.

21 Salamander Place 736 sq ft (68.3 sq m)

23 Salamander Place 346 sq ft (32.2 sq m)

## Leasing Terms

The units are available separately or together on a new lease basis for a lease term to be agreed.

## Rent

21 Salamander Place £15,000 per annum

23 Salamander Place £7,000 per annum

## Rateable Value

21 Salamander Place £11,500

23 Salamander Place £5,300

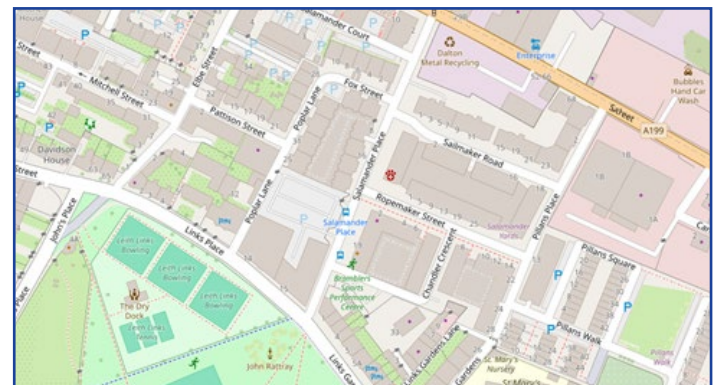
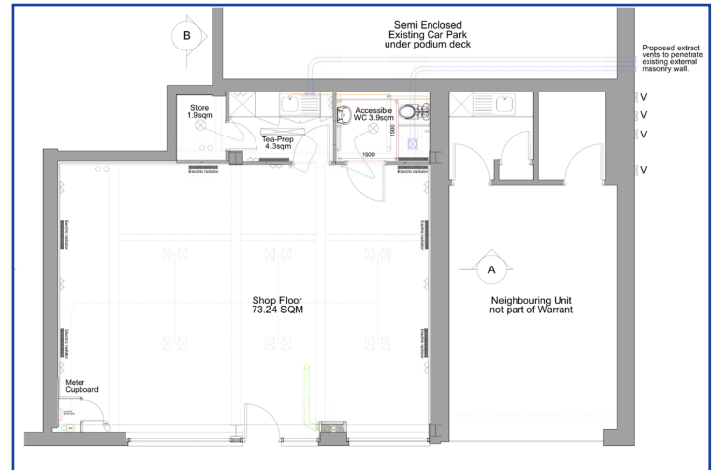
Both units will qualify for total/partial rates relief under the Small Business Bonus Scheme. Interested parties should make their own enquiries with the Assessor to see if they meet the suitability rules.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction however in the normal manner the incoming tenant will be responsible for any LBTT, registration dues and VAT.

## EPC

Available upon request.



## Viewing and Further Information

For further information and to arrange viewings, please contact the sole letting agent:

D2  
10 St Colme Street  
Edinburgh  
EH3 6AA

Tel: 0131 225 4499

Douglas Duncan  
Email: [douglas@d2property.com](mailto:douglas@d2property.com)

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