



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 www.alliedsurveyorsscotland.com



TO LET

43-45 Easter Road, Edinburgh, EH7 5PL

- ✔ Prominent premises with large frontage on Easter Road
 - ✔ Suitable for a range of Class 1A uses
- ✔ Short walk from new McDonald Road tram stop
 - ✔ Available for immediate occupation
 - ✔ Approximately 131 sq m (1,440 sq ft)

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



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LOCATION

Easter Road is a well-established secondary retail thoroughfare located approximately two miles north-east of Edinburgh city centre.

The subjects are located on the west side of Easter Road in a central location opposite Edina Place. This southern half of Easter Road connects to London Road and the Abbeyhill district.

The area benefits from excellent transport links with regular bus services from Easter Road and London Road. The nearest tram stop is at McDonald Road which is less than half a mile away.

DESCRIPTION

The subjects comprise of a former estate agency office arranged over ground floor and basement and forming part of a traditional four storey tenement.

It benefits from a large, double-glazed frontage overlooking Easter Road and provides two open plan spaces to the front with two private office/meeting rooms to the rear. A small kitchen and WCs are arranged between these two rooms.

The basement is split into two sections and is accessed by individual floor hatches. It provides occupiers with good storage space and offers full head height.

ACCOMMODATION

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

131 sq m (1,440 sq ft)

RENT

Our client is seeking rental offers over £16,000 per annum to grant a new lease.

LEASE TERMS

The premises are available for immediate let on 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 £11,900 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 served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

A copy of the recommendation report is available on request.

LEGAL COSTS

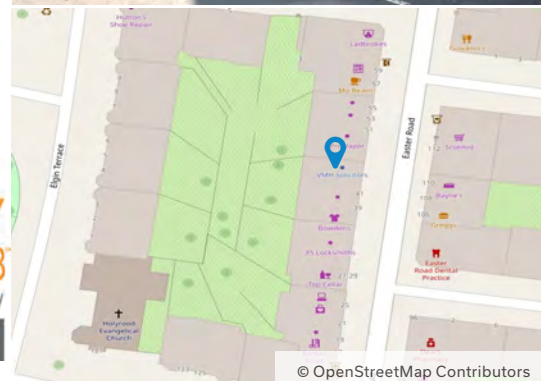
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

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.

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