



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

185 Gilmore Place, Edinburgh, EH3 9PW

- ✔ Self-contained office premises suitable for Class 1A uses
- ✔ Situated in Edinburgh's highly desirable area of Bruntsfield
- ✔ In excellent condition throughout with existing fit-out in place
 - ✔ Qualifies for 100% small business rates relief
- ✔ Approximate net internal area of 43.69 sq m (470 sq ft)

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



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LOCATION

Gilmore Place is situated in Edinburgh's desirable Bruntsfield area approximately 1 mile south of the city centre.

The subject property is located on the south side of Gilmore Place close to the junction with Viewforth Terrace.

The surrounding area is mixed residential and commercial with a wide range local amenities and recreational space.

Nearby occupiers include Edinburgh Mortgage Advice, Taste of China, Pure Property Management and Viewforth Glazing.

DESCRIPTION

The property comprises a single window office premises arranged over ground floor of a traditional four storey tenement building.

Internally, there is a small waiting/reception area with a glazed partitioned office directly opposite. A corridor off to the side leads through to a further office/meeting room.

In the rear of the premises is a tea prep and WC. The accommodation is in good decorative order throughout with carpet floor coverings and LED lighting. Heating is by wall mounted electric radiators.

ACCOMMODATION

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

43.69 sq m (470 sq ft)

RENT

Our client is seeking rental offers over £11,000 per annum to grant a new lease.

LEASE TERMS

The property is available for let on full repairing and insuring terms for period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £6,900 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 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 with separate meters for each supply.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G.

A copy of the recommendation report can be provided on request.

ANTI-MONEY LAUNDERING

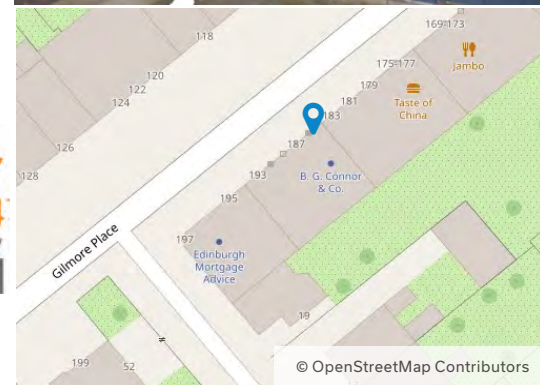
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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 in the preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

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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