

TO LET

CLASS 1A PREMISES

Located in the heart of Leith Walk,
Edinburgh

Offers over £19,500 per annum

Highly prominent corner on
bustling secondary retail parade

Benefits from high levels of footfall
and passing traffic

Premises extend to 65.31 sqm (703
sqft)

100% Small Business Rates Relief

Large glazed frontage for excellent
branding opportunities



WHAT 3 WORDS



185 LEITH WALK, EDINBURGH, EH6 8NX

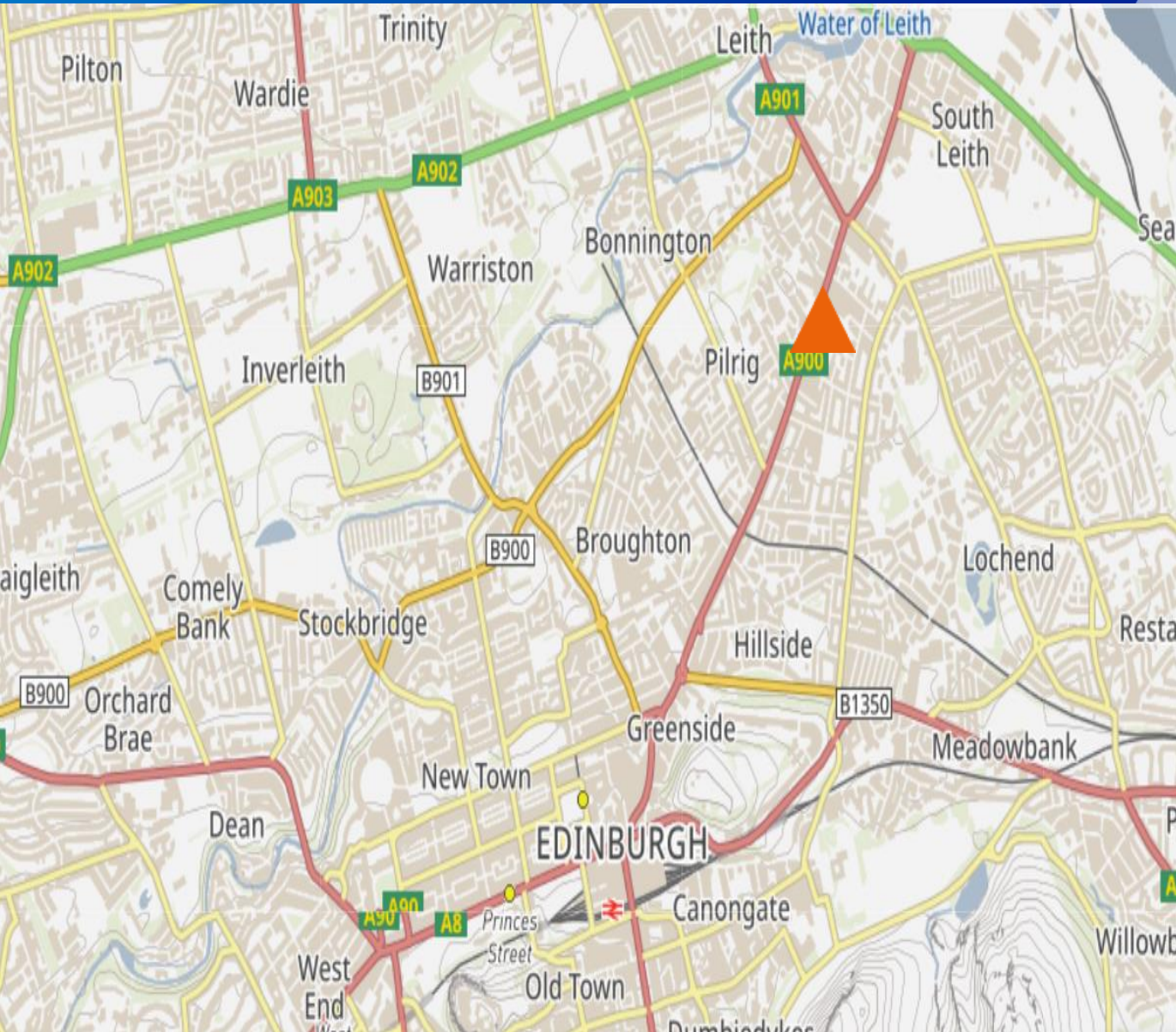
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Location

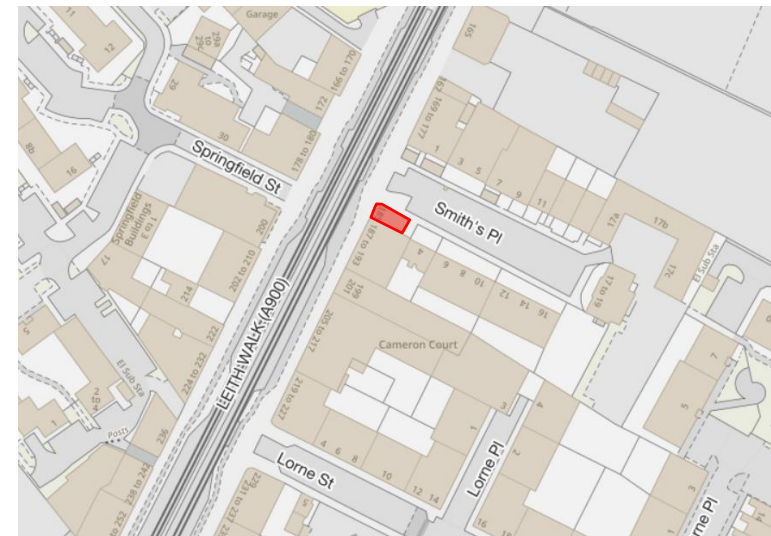
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Location

The subjects are located within the Leith district of Edinburgh, approximately 1.5 miles south east of Edinburgh city centre. More specifically, the subjects are located on the south east side of Leith Walk in a block bounded by Smiths Place to the east and Lorne Street to the west. The property benefits from the new Edinburgh Tram extension, providing a highly efficient transport link between Leith and the City Centre.

Leith Walk represents one of Edinburgh's busiest secondary retail parades and comprises a complementing mix of retail, café, office & leisure occupiers. There has been extensive investment in the area over recent years with more development plans forecast. The new mixed-use development, located on Halmyre Place, will comprise of 230 student beds, 27 affordable flats and 27 build to rent flats, with ambition to creating an environmentally sustainable, social and affordable housing environment. Neighbouring occupiers include Origano Café, Majestic Wine, Ladbrokes and Urban Jungle Bunch Room.



**Class 1A premises within
Leith, Edinburgh**



FIND ON GOOGLE MAPS



Description

185 LEITH WALK, EDINBURGH, EH6 8NX



Description

The subjects comprise a highly prominent corner Class 1A premises arranged over the ground floor of an end terraced stone-built tenement.

Internally, the accommodation comprises a well-proportioned office space & meeting room with a tea preparation area & wc facilities to the rear. The subjects large glazed frontage encourages significant exposure for pedestrians and vehicular passing traffic. Additionally, the return frontage provides tenants with excellent branding opportunities.

Accommodation

Description	m ²	ft ²
Ground Floor	65.31	703
TOTAL	65.31	703

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £19,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,400 which will allow for 100% rates relief subject to the owners/tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **September 2024**