

# TO LET

## CLASS 1A PREMISES

Located in Edinburgh's Leith district

Offers over £11,500 per annum

Situated 2 miles North of  
Edinburgh's City Centre

Benefits from high levels of footfall  
and vehicular passing traffic

Premises extend to 66.98 sqm (721  
sqft)

Located on the ground floor of a  
newly complete residential  
development

Suitable for a variety of occupiers  
subject to the necessary planning  
consents



WHAT 3 WORDS



7 SALAMANDER STREET, EDINBURGH, EH6 7HZ

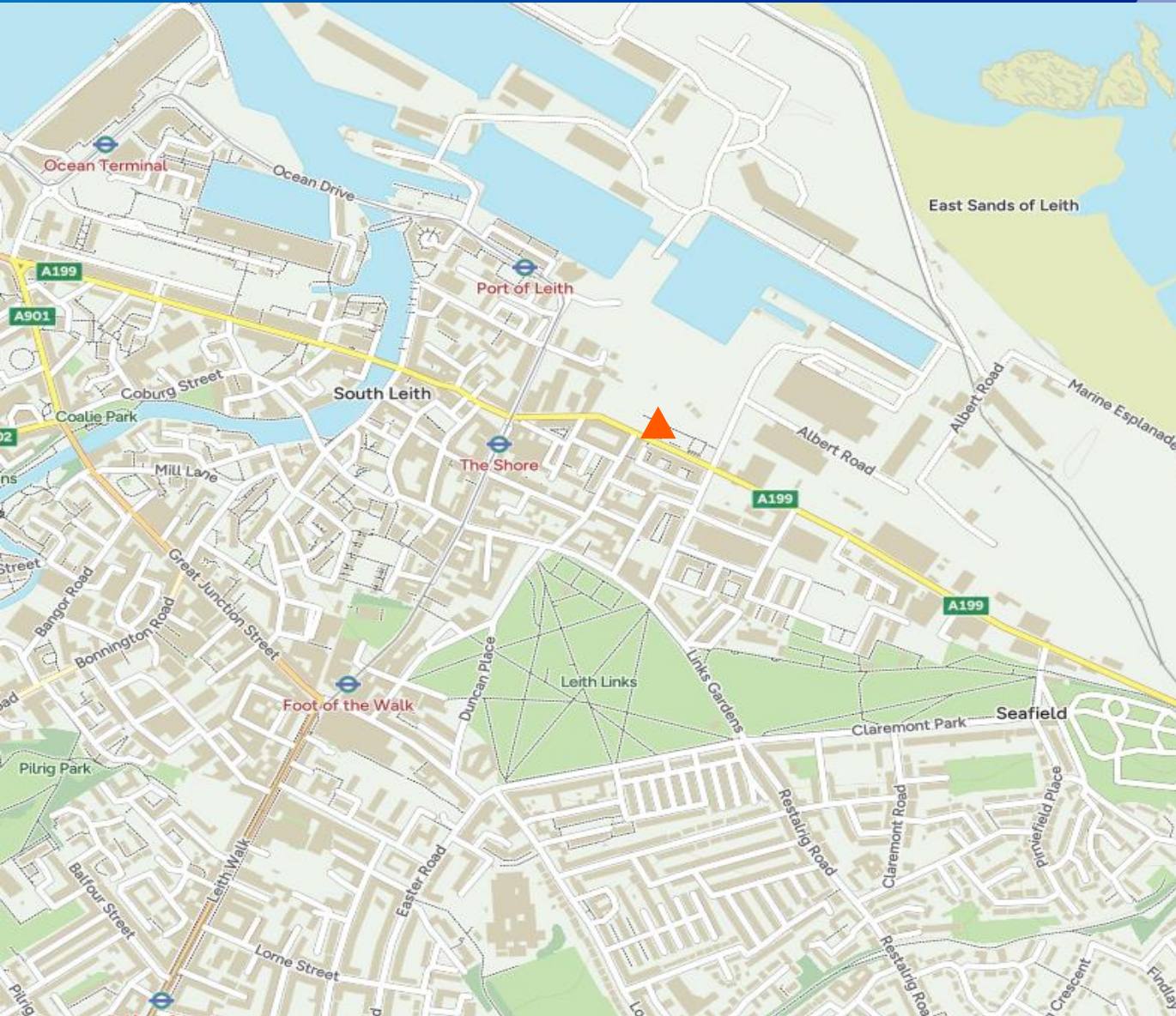
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# Location

7 SALAMANDER STREET, EDINBURGH, EH6 7HZ



## Location

The premises is located on Salamander Street within Edinburgh's historic Leith district which sits less than 2 miles to the east of the City Centre.

The subjects benefit from excellent vehicular transport links such as the A199 which gives access directly to the A1.

More specifically, the subject property is positioned on the north side of Salamander Street on the ground floor of a recently complete Barratt Homes development. Salamander Street itself has seen a surge of residential development in recent years with over 200 residential properties being built by developers such as Cruden Homes and Barratt. This has been of benefit to the local commercial occupiers which include BAM Coffee, Edinburgh Rope Access, Reilly Denholm Hairdresser, Boyter Electrical and Scotia Wealth Management.



**Immaculately Presented  
Class 1A Premises**



FIND ON GOOGLE MAPS



# Description

7 SALAMANDER STREET, EDINBURGH, EH6 7HZ



## Description

The subjects comprise a Class 1A premises arranged over the ground floor of a four storey modern built modern development. To the front elevation the property benefits from multiple large windows which flood the property with natural light and creates a pleasant and welcoming space. Externally the subjects benefit from a balcony platform and access from a communal car park as well as via a paved DDA compliant path which forms part of the residential gardens.

Internally, the ground floor accommodation comprises an open plan space suitable for professional service, retail or café occupiers.

The subjects have been complete to high standard ready for tenant fit out and is available immediately.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	66.98	721
<b>TOTAL</b>	<b>66.98</b>	<b>721</b>

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 £11,500 per annum.

## Rateable Value

The subjects will require the rateable value to be reassessed.

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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