

WATERSIDE HOUSE

46 SHORE, LEITH, EDINBURGH



TO LET

Ground Floor Suite 890 sq ft

+ 1 car space

Edinburgh Commercial Property Ltd
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Website www.edincomprop.co.uk

Company Registration Number: 199364

LOCATION

The subjects are situated on The Shore approx 50 yards to the South of its junction with Bernard Street/Commercial Street (Leith's main thoroughfare). See attached plans for precise location.

DESCRIPTION

The office Suite is situated in a detached office building, which was recently refurbished to include a new roof, lift, replumbing and rewiring throughout.

This ground floor office is situated to the rear of the building. The floor area is approximately **890 sq ft.**



The suite is open plan in nature and has the benefit of a small glazed boardroom plus a small kitchen and male and female toilets.



Energy Performance Rating / **C+**

CAR PARKING

The suite has 1 car space

RENTAL

£8,500 per annum plus VAT

RATEABLE VALUE 2014-15

£11,800

Any interested parties should contact the assessor for verification. It should be noted that the Scottish Government introduced a rates relief from April 2010. This scheme is continuing for 2014-15.

We have shown that the proposed rates relief table below.

RELIEF AVAILABLE

Combined rateable value (RV) of all business properties in Scotland: 2014-15

Up to £10,000 100% (i.e. no rates payable)

£10,001 to £12,000 50%

£12,001 to £18,000 25%

£18,001 to £25,000 25%

- on each individual property with a rateable value not exceeding £18,000*

*This will allow a business with 2 or more properties with a cumulative rateable value of under £25,000 to qualify for relief at 25% on individual properties with a RV up to £18,000.

The Poundage (pence in the pound) Rate that will apply in Scotland from April 2014 47.1p. For property with a rateable value over £35,000 a small supplement of 1.1p will also apply. In addition large retail properties with a Rateable Value on or over the threshold of £300,000 which sells both alcohol and tobacco will also be required to pay the Public Health Supplement of 13p. The Small Business Bonus Scheme (SBBS) will continue throughout 2014-15

VIEWING

For viewing or further details please contact:-

Edinburgh Commercial Property Ltd
29 Beaverhall Road
Edinburgh
EH7 4JE

Tel: 0131 556 6222

Email: smitchell@edincomprop.co.uk

PROPERTY MISDESCRIPTION ACT 1991

- 1) The information contained within these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change, we will inform all enquirers at the earliest opportunity.
- 2) Date of publication 18th August 2014
- 3) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/ lessees must satisfy themselves as to the incidence of VAT in respect of any transaction. lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

Building Energy Performance		Scotland
Energy Performance Certificate	Calculated asset rating using iSBEM v4.1.e [SBEM]	Building type Office/Workshop
	Carbon Neutral	
	A (0 to 15)	
	B (16 to 30)	
	C (31 to 45)	
	D (46 to 60)	
	E (61 to 80)	
F (81 to 100)		
G (100+)		
		Excellent
		C+
		Very Poor
Carbon Dioxide Emissions The number refers to the calculated carbon dioxide emissions in terms of kg per m ² of floor area per year		35
Approximate current energy use per m ² of floor area:		70 kWh/m²
Main heating fuel: Other		Building Services: Unconditioned
Renewable energy source: None		Electricity: Grid supplied
Carbon Dioxide is a greenhouse gas which contributes to climate change. Less Carbon Dioxide emissions from buildings helps the environment.		
Benchmarks		
A building of this type built to building regulations standards current at the date of issue of this certificate would have a rating:		13 A
Where the accompanying recommendations for the cost effective improvement of energy performance are applied, this building would have a rating:		35 C+
Recommendations for the cost-effective improvement (lower cost measures) of the energy performance		

Address: Waterside House, 46 Shore Suite 1, Edinburgh, EH6 6QU
Conditioned area (m²): 78
Name of protocol organisation: Quidos, [QUID204091]
Date of issue of certificate: 01 Jun 2014 (Valid for a period not exceeding 10 years)

This certificate is a requirement of EU Directive 2002/91/EC on the energy performance of buildings.

NB THIS CERTIFICATE MUST BE AFFIXED TO THE BUILDING AND NOT REMOVED UNLESS REPLACED WITH AN UPDATED VERSION AND FOR PUBLIC BUILDINGS DISPLAYED IN A PROMINENT PLACE