



104 COMMERCIAL STREET LEITH



TO LET

**Second floor 1,650 sq ft
Plus 4/5 car spaces**

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

Company Registration Number: 199364

LOCATION

The subjects are situated on the north side of Commercial Street overlooking the Scottish Office and Ocean Terminal. See attached plan for precise location.

DESCRIPTION

The subjects comprise a refurbished 3 storey building which has been sub-divided to form 3 office suites. The second floor office which is self-contained extends to **1,650 sq ft**. This is made up of main office to front **1,100 sq ft**, office to rear **350 sq ft** and a boardroom of **200 sq ft**. In addition there is a kitchen facility and two toilets. The suite has the benefit of gas fired central heating and is in good decorative order throughout.

Externally there is car parking for 4/5 cars.



LEASING TERMS

The subjects are available for a negotiable period of years and short term leases can be offered.



RENTAL

£10 a square foot plus VAT

Energy Performance Rating / **C**

RATEABLE VALUE

£20,800

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 2015-16.

We have shown that the proposed rates relief table below.

RELIEF AVAILABLE

Combined rateable value (RV) of all business properties in Scotland: 2015-16

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 2015 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 2016-17.



VIEWING:

Through the sole letting agents Edinburgh Commercial Property Limited.

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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 24th September 2015
3. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.