

# Ryden

## TO LET

LOWER GROUND FLOOR SELF  
CONTAINED OFFICE SPACE  
121 SQ M (1,300 SQ FT)



87A HARRISON  
ROAD  
EDINBURGH  
EH11 1LS

LOCATED IN  
EDINBURGH CITY

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OPEN PLAN OFFICE

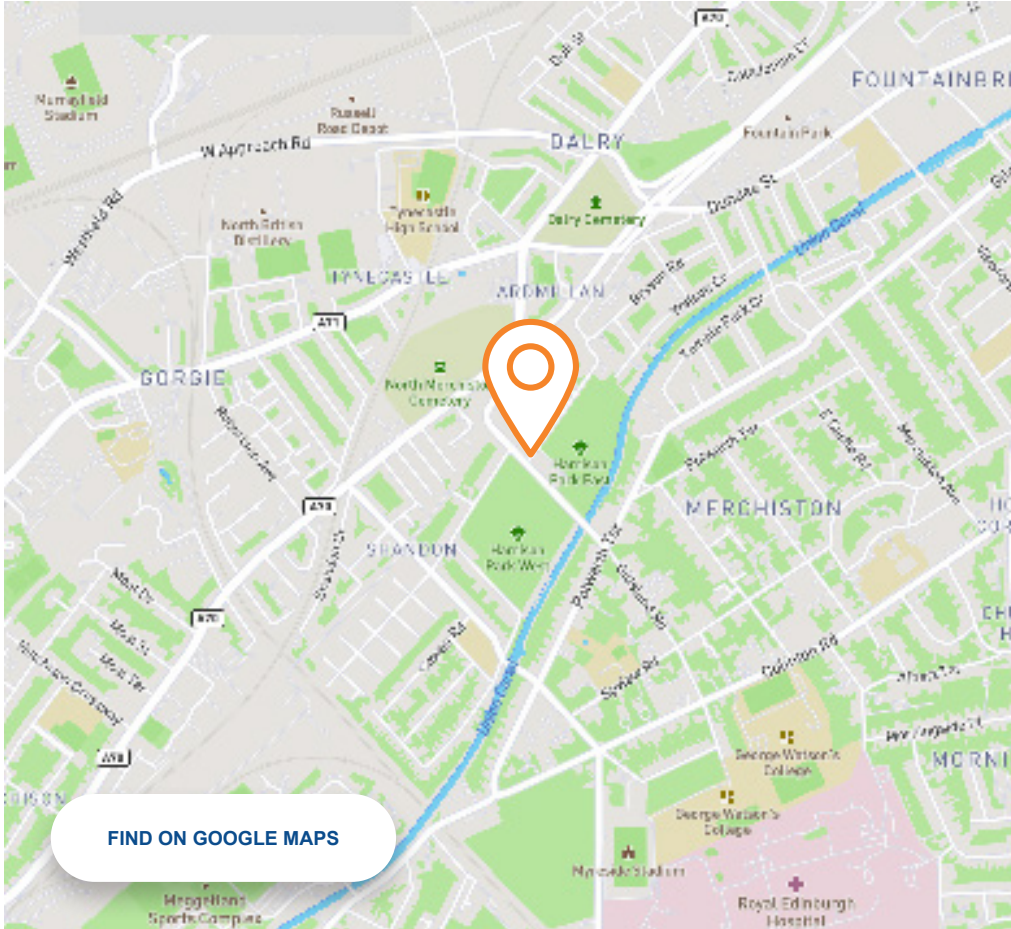
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FLEXIBLE LEASES  
AVAILABLE

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RECENTLY REFURBISHED

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

The subject property is located in the highly prominent area of Shandon/Harrison Park, approximately 1 mile to the west of Edinburgh's core city centre. The area is surrounded by tenement apartments and the Union Canal runs adjacent to the property. The area is predominantly residential with local shops and cafes situated along Ashley Terrace and Shandon Place. Occupiers include Margiotta, Blair Cadell, LTS Social Care and High Spirit Drinks

## DESCRIPTION

The property comprises a lower ground floor premises which is part of a below a terrace of tenement flats which can be accessed through Harrison Road. The premises is situated on the lower ground floor with residential flats incorporating the remaining floors above.

Internally the property benefits from an open plan layout, LED lighting, air conditioning, perimeter trunking, kitchen area, a WC and flooring covered by a carpet.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we have measured the property on a Net Internal Area basis to be 121 sq m (1,300 sq ft).

## TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £10,000 per annum (£830 per month). Further information on lease terms are available from the sole letting agent.

## BUSINESS RATES

We are advised the property currently has a Rateable Value of £15,400 which results in rates payable of approximately £7,600 per annum.

Under Fresh Start Relief, businesses may be entitled to 100% business rates discount for their first year in those premises.

Up to 25% rates relief may be available via the Small Business Bonus Scheme, resulting in rates payable £5,905.29.

## VAT

VAT is applicable for this property

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## ANTI MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.



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# GET IN TOUCH

Please get in touch with our letting agent for more details.

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## Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2024**

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