

TO LET/ MAY SELL

Office Space

**GRAHAM
SIBBALD**



2 Dean Path, Edinburgh,
EH4 3BA

- Office Space Available
- 301 Sq Ft / 27.95 Sq M Available
- Ready for immediate occupation
- Offers Over £125,000/ £10,000 Per Annum

LOCATION

The subjects are located in the Popular Dean Village area of the Edinburgh, assessed from Queensferry Road. The subjects lie within close proximity to the water of Leith. The area offers easy access to the West End and New Town of area of Edinburgh.

DESCRIPTION

The subjects comprise self-contained ground floor office space. The area offers compact modern open plan office space with a kitchen, toilet facilities and storage throughout. The office benefits from high levels of natural light also.

| | Sq Ft | Sq M |
|--------------|-------|-------|
| Office Space | 301 | 27.95 |

PRICE

Offers over £125,000 for heritable interest are invited.

Offers over £10,000 P.A To Let are invited.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £8,000. The unified business rate is presently set at £0.492 excluding water and sewage,



which are levied separately. This qualifies for small business rates relief.

LEGAL EXPENSES AND VAT

Each party is to pay their own legal costs and the incoming tenant/purchaser will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

ALTERNATIVE USE

There is potential to convert to a Studio/1 Bedroom Apartment subject to obtaining the necessary consents.

EPC

Energy Performance Band G.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: October 2019