TO LET/ MAY SELL

Office Space





2 Dean Path, Edinburgh, EH4 3BA

• Office Space Available

• Ready for immediate occupation

• 301 Sq Ft / 27.95 Sq M Available

• 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

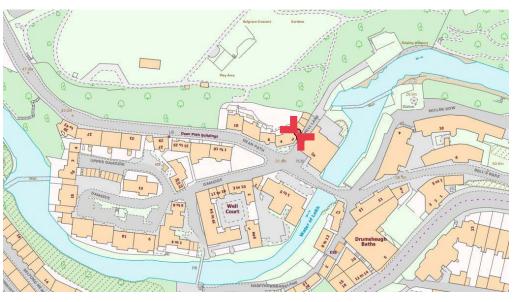
PRICE

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 ingoing 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:



Keith Watters Partner keith.watters@g-s.co.uk 0131 240 5326



Joe Helps Surveyor joe.helps@g-s.co.uk 0131 240 5291



Lewis Berg Student Surveyor lewis.berg@g-s.co.uk 0131 225 1559

IMPORTANT NOTICE

- 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.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: October 2019