

# DM HALL

# To Let

**Class 1A**

**2 Constitution  
Street,  
Edinburgh  
EH6 7BT**



**66.90 SQ M  
720 SQ FT**



# Property Details

- Rarely available class 1A/office premises located in desirable Leith district
- Situated directly on Newhaven Tram Line
- Flexible premises that can be easily re-configured to suit a variety of requirements
- Offers of £12,000 per annum for rental

## LOCATION:

The Leith district of Edinburgh is situated approximately 2.5 miles to the north-east of the city centre. Leith is a vibrant and populated area and is well known for its bars, restaurants and retail presence.

More specifically, the premises itself is situated on the western side towards the north end of Constitution Street, in extremely close proximity to the junction where Constitution Street meets Tower Street and Ocean Way. The premises is located directly on the Newhaven Tram Line, and thus affords excellent visibility from the tram network, as well as passing vehicular trade and pedestrian footfall.

The exact location of the premises can be seen on the below appended plan:

## DESCRIPTION:

The subjects are arranged over the ground floor of a modern 6-storey block built premises with residential dwellings above, surmounted by what appears to be a metal/steel clad roof covering. The subjects are entered through a pedestrian entrance door to the left hand-side and further benefit from aluminium framed and double-glazed full height display windows.

Internally, the subjects are currently configured to provide a mixture of reception/circulation space and cellular office





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areas, with rear kitchenette space, W/C compartment and shower cubicle. The premises could be easily re-configured to provide various space and open plan options of usage. The premises further benefits from but is not limited to, the below features:

- Integrated and included various white good appliances
- Full and working order CCTV/security system
- Motorised fan ventilation system
- Oak wood flooring in cellulated office areas
- High traffic water resistant flooring in reception and staff areas
- Instant electrical hot water system

## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Office, storage, W/C	66.90	720

## SERVICES:

We understand the premises to benefit from mains electricity, water and sewerage.

## LEASE TERMS:

The premises is available on a new Full Repairing and Insuring Lease with an asking price of offers over £12,000 per annum.

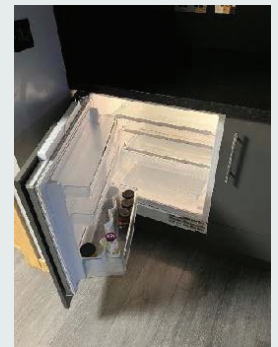
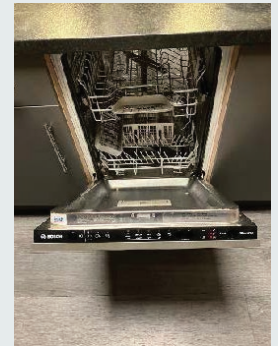
## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is a B.

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,700 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.



# Property Details

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

We are informed by the client that VAT is not chargeable on any sale or rental of the premises.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents.

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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