

# To Let

## Office Suite

2<sup>nd</sup> Floor, 63 Niddrie Mains Terrace, Edinburgh, EH16 4NX

**\*Closing date – 12 noon, Wednesday 8 June 2016\***

### Location

The property is located towards the east end of Niddrie Mains Terrace to the south of the railway line and to the north of the Children's House Nursery School and new housing development at the former Craigmillar Primary School. Other neighbours include the new St Francis/Niddrie Mill Primary School Joint Campus, the Venchie Children's Project and the "Space" building. The ground and first floor suites are currently let to community groups.

### Description

This recently refurbished 2<sup>nd</sup> floor office suite is accessed via the common stairwell and benefits from a large open plan office, together with private offices / meeting rooms. The suite has a private kitchen and toilet facilities, with ample storage space.



The property is secured by way of a roller shutter at the main entrance, together with an intruder alarm system covering the common areas. Unrestricted on street car parking is available outside the property.

### Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Net Internal Area to be 97.02 sq m (1,044 sq ft).

### Rateable Value

The second floor suite is still to be assessed separately. Further details on rateable value, rate poundage and rates relief can be found at [www.saa.gov.uk](http://www.saa.gov.uk) or 0131 344 2500.

### Planning

Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Department, Waverley Court, 4 East Market St, Edinburgh EH8 8BG on 0131 529 3550/ [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk)

### Terms

The premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable period of time. The Council will insure the structure and the premium will be recoverable from the tenant. The tenant will be responsible for their own contents and all other insurances. The tenant will be liable for an apportioned share of the common expenditure, details of which shall be provided on request.

### Rent

Rental offers in excess of £3,000 per annum are invited - exclusive of VAT, Non Domestic Rates, Service Charge and Insurance.

### Energy Performance Certificate

EPC report instructed. Further information available on request.

## Viewing

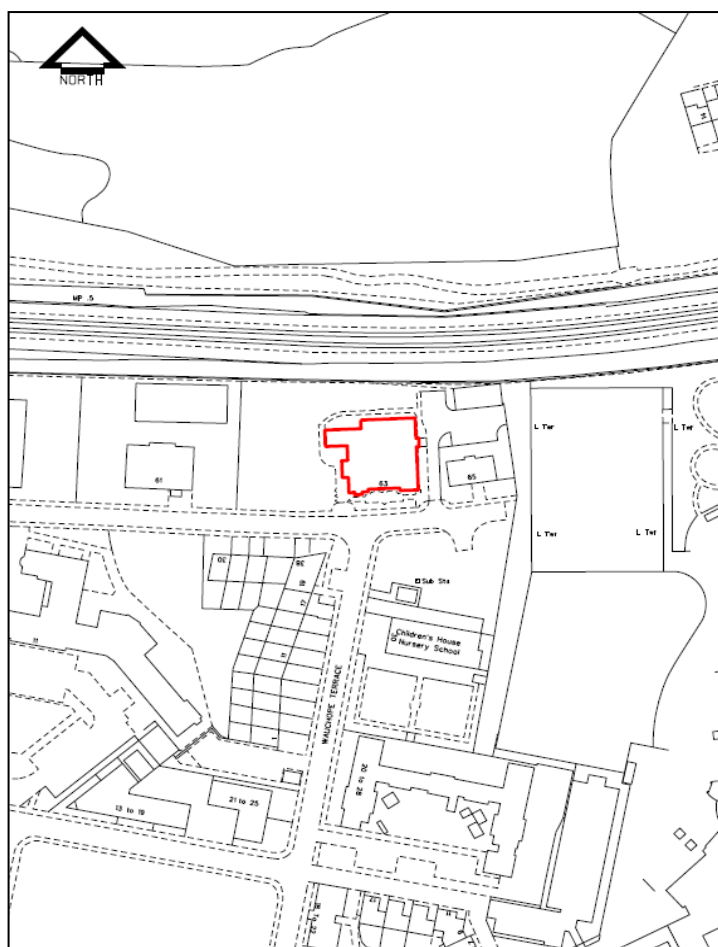
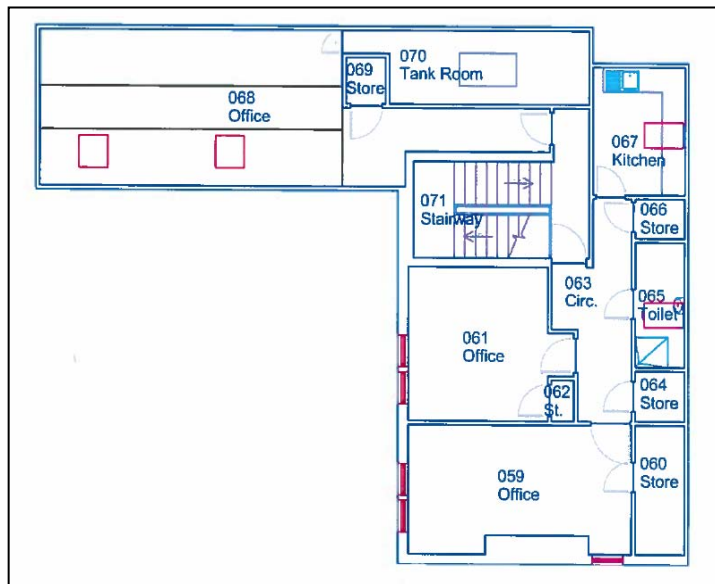
The property may be viewed by prior appointment with either Andrew McCurrach or Mark Bulloch, who can be contacted on (0131) 529 4682 / (0131) 529 5991, or at [andrew.mccurrach@edinburgh.gov.uk](mailto:andrew.mccurrach@edinburgh.gov.uk) / [mark.bulloch@edinburgh.gov.uk](mailto:mark.bulloch@edinburgh.gov.uk).

## Fees

In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction, as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property expenses.

## Details for Submitting Offers

- 1 Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
- 2 When a closing date is set, all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- 3 Offers must be submitted using an Offer to Let Form and Envelope available from this Department upon request.
- 4 Offers by hand are preferred and must be delivered to the Planning and Building Standards Counter, Waverley Court, where a receipt will be provided.
- 5 Offers by post will only be accepted by prior arrangement and Recorded Delivery is recommended. Postal offers should be addressed to Corporate Property, The City of Edinburgh Council, Waverley Court, Level G4, 4 East Market Street, Edinburgh EH8 8BG.
- 6 It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
- 7 Offers received electronically, by fax or email will not be accepted.
- 8 Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
- 9 The Council does not bind itself to accept the highest or any offer.
- 10 Prior to submitting an offer you are strongly recommended to take appropriate professional advice.
- 11 The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.



*You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on (0131) 242 8181 and quote the property address. ITS can also give information on community language translations.*



ترجمہ کے لئے حاضر آماندہر سہجہ اننواد کررب

بسمندنا توفیر الترجمة MOZEMY PRZETŁUMACZYĆ 很樂意翻譯

These particulars do not form part of any contract and none of the statements contained in them regarding the property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors. PREPARED MARCH 2016.