







## TERMS

The premises are available to lease for immediate occupation at a quoting annual rental of £165,000 exclusive of VAT.

## RATEABLE VALUE

We understand from the local Assessor's department that the premises have a current rateable value of £163,500.

## VAT

All rents and costs associated with this transaction will be subject to VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs. In the usual manner the tenant will be responsible for stamp duty, land tax and registration dues.

## DATE OF ENTRY

Immediate entry is available.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an energy performance rating of 'F'. A copy of the certificate is available upon request.



## VIEWING & FURTHER INFORMATION

By contacting the sole letting agents:

Alan Herriot

Email: [alan.herriot@ryden.co.uk](mailto:alan.herriot@ryden.co.uk)

7 Exchange Crescent, Conference Square, Edinburgh, EH3 8AN

**Ryden**.co.uk  
0131 225 6612