

To Let

FLEXIBLE BUSINESS OPPORTUNITY

Unit 31, The Loan, South Queensferry, Edinburgh, EH30 9SD (*Viewforthbank Ind. Estate*)

CLOSING DATE: 12 Noon Wed 30th July 2025



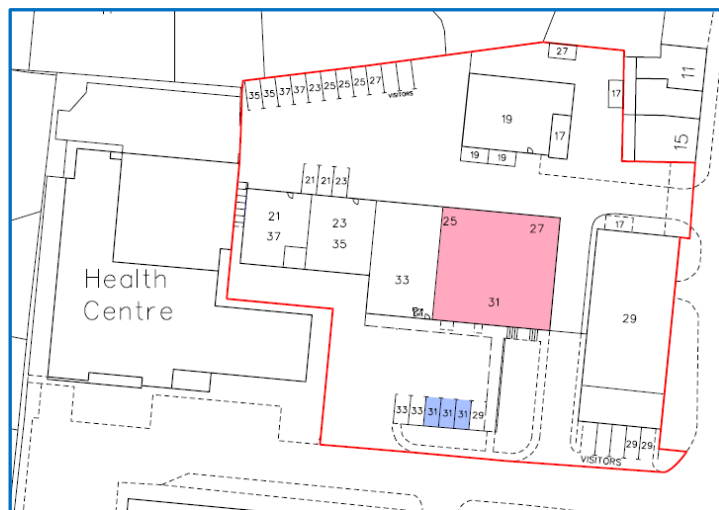
Location

Unit 31 'The Loan' forms part of the wider Viewforthbank Industrial Estate (VIE) situated in the town of South Queensferry, approximately 8 miles to the northwest of Edinburgh. South Queensferry itself lies adjacent to the A90 trunk road and at the southern end of The Queensferry Crossing and Forth Rail Bridge. The proximity of the town to the A90 and bridges makes it well situated to access all the major trunk/motorway network links throughout Scotland and beyond. VIE itself is situated midway between the High Street and Morison Gardens, fronting onto a street known as 'The Loan' which is a main traffic route through the town. Unit 31 is accessed at ground level directly off 'The Loan' / B907 from its south elevation, adjacent to Queensberry Pharmacy and opposite the Scotmid Coop Convenience Store.

Description

The unit forms the upper floor level of a two-storey building of red facing brick under a pitched style roof finished in profile cladding. The overall building sits on a sloping site and therefore whilst forming the upper level, it is accessed at ground level. Unit 31 sits directly above the separate (lower level) Unit 25/27 which has its own separate access from the building's (opposite) north elevation accessed via a separate access road further down 'The Loan'. Car parking for Unit 31 consists of 3 immediately outside the unit.

Historically, the building was occupied as a firm's Head Office for many years and more recently operated as a fitness studio & gym. Internally, there is scope for a variety of potential uses (subject to planning). The layout benefits from an entrance reception area, office rooms, studio/mixed use space, large open plan space and kitchen & toilet facilities.



Site Plan (Unit 31 shaded pink, parking in blue)

Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the Gross Internal Area to be 332 sq. m (3,574 sq ft) or thereby.

Rateable Value

The unit has a current rateable value of £25,200 effective from 1st April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk. Enquiries regarding non-domestic rates billing can be sought from the Business Rates Team on 0131 608 1133 or via email at: nondomesticrates@edinburgh.gov.uk

Planning

Applicants must wholly satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Terms

The unit is offered on a full repairing and insuring basis (FRI) for a term to be agreed. The Council will insure the property and the premium will be recoverable from the tenant. The tenant will be responsible for contents and any other insurances. A tenant deposit will be required, payable prior to the date of entry.

Services

Mains electricity, gas, water and drainage are believed to be installed and all charges for such services will be the sole responsibility of the tenant. The City of Edinburgh Council have not tested any services, prospective tenants must satisfy themselves by inspection or otherwise.

Rent

Offers in excess of **£23,600** per annum (exclusive of VAT, Non-Domestic rates, service charge and buildings insurance) are invited.

Energy Performance Certificate: Currently under assessment and available upon request

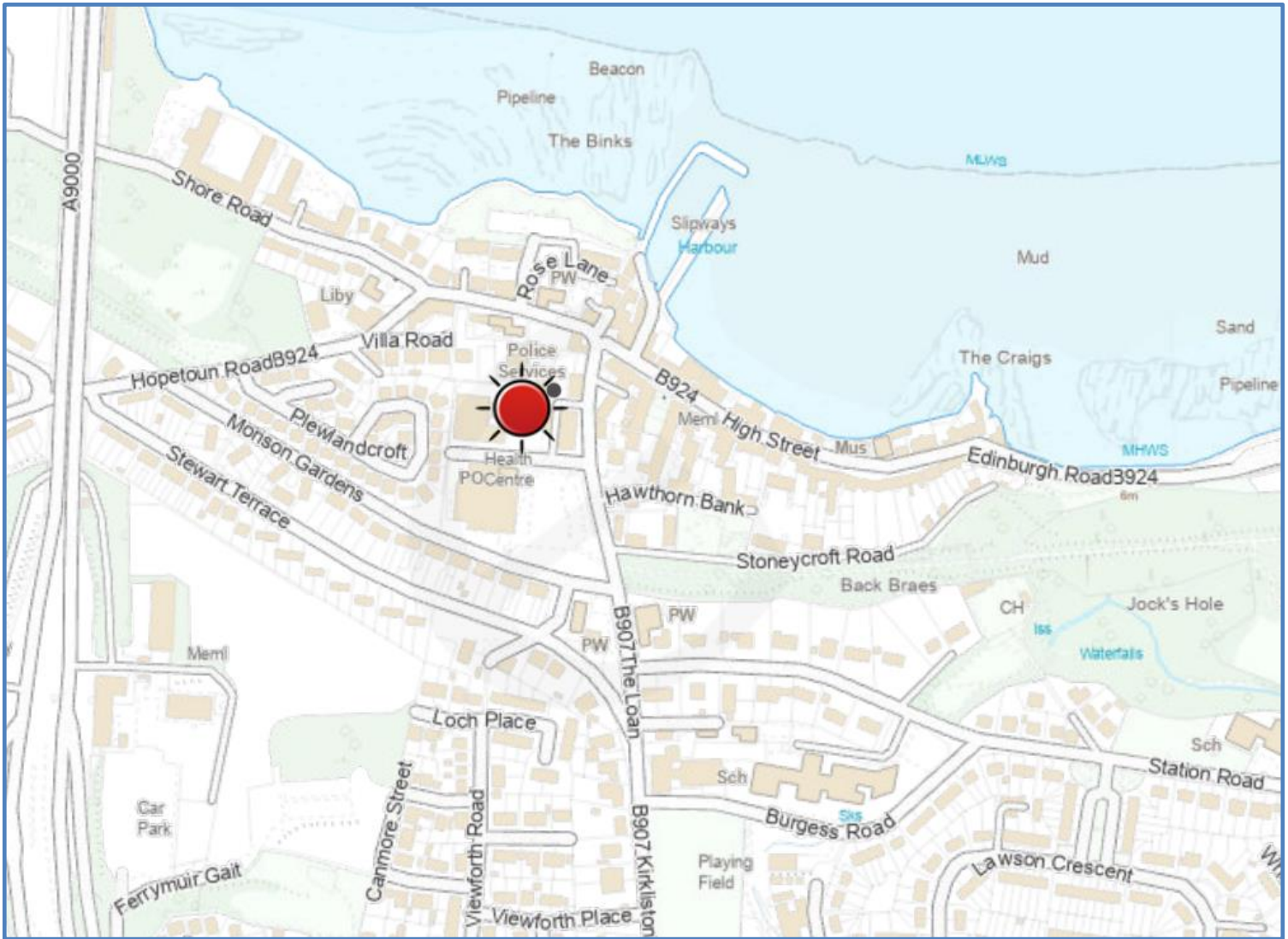
Viewing & Contact information

The unit may be viewed by appointment with Neil Gordon who can be contacted via email: neil.gordon@edinburgh.gov.uk

Fees

The incoming tenant will be responsible for the Council's reasonably incurred Legal & Surveyors fees and expenses in connection with the transaction, together with any Land and Buildings Transaction Tax and registration dues where applicable.

Location Plan



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** (available on request) and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state '**Closing Date Offer – Unit 31 The Loan South Queensferry**' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. 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.



IMPORTANT NOTICE: The City of Edinburgh Council (CEC) give notice that: 1.They are not authorised to give any warranties in relation to the property either here or elsewhere. CEC assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The City of Edinburgh Council have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. *Updated 11th July 2025*