

TO LET

La Belle Esperance, The Shore
Leith EH6 6QW

- Unique floating office opportunity
- Fully self-contained
- Car parking available
- 1,375 sq ft (128 sq m)



LOCATION

The subjects are located on the Water of Leith at The Shore and benefit from Leith's vibrant community with a selection of bars, cafes and shops in the nearby vicinity.

This unique opportunity is extremely well-connected to the city's public transport network, with The Shore tram stop only a 5-minute walk away and the closest bus stop a 2-minute walk away.

Nearby occupiers include **Fisher's**, **The Leith Agency**, **threebrand** and **Shore Design Consultancy**.

DESCRIPTION

The subjects comprise a purpose-built barge configured as a self-contained office across upper and lower levels.

The accommodation benefits from the following specification:

- Open plan and cellular space
- Tea-prep facilities
- WC facilities
- Showers
- Storage

ACCOMMODATION

The available accommodation extends to the following approximate net internal floor area:

UPPER FRONT	155 SQ FT	14.4 SQ M
UPPER REAR	161 SQ FT	14.9 SQ M
LOWER	1,059 SQ FT	98.4 SQ M
TOTAL	1,375 SQ FT	127.7 SQ M

PLANNING

We have been advised by the Local Planning Authority that the subjects currently benefit from Class 4 consent and can therefore be used as offices under this class consent. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

Our client is looking to let the premises on a new internal repairing liability with the Landlord retaining structural and marine responsibility. For a term to be agreed.

PARKING

Up to 8 car spaces on the quayside are also available.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2026 is **£7,400**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 48.1p, this rateable value will result in an estimated rates liability in financial year 2026/27 of **£3,559**.

The incoming tenant may also benefit from small business rates relief which could result in no rates being payable.

DATE OF ENTRY

By arrangement.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

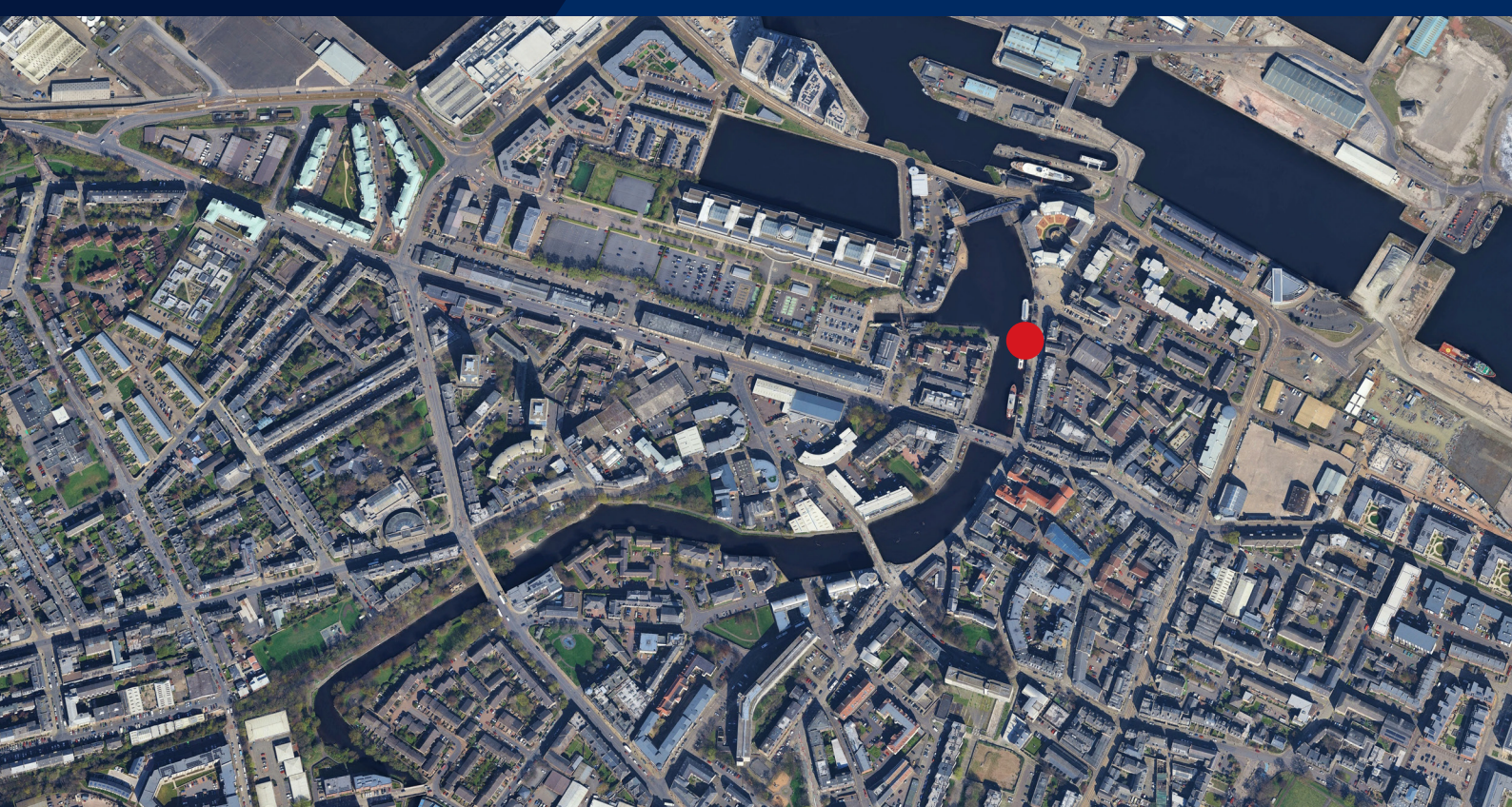
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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