

# To Let

## Lease Opportunity: *Concessionary Rent* 5 West Pilton Park, Edinburgh, EH4 4EL

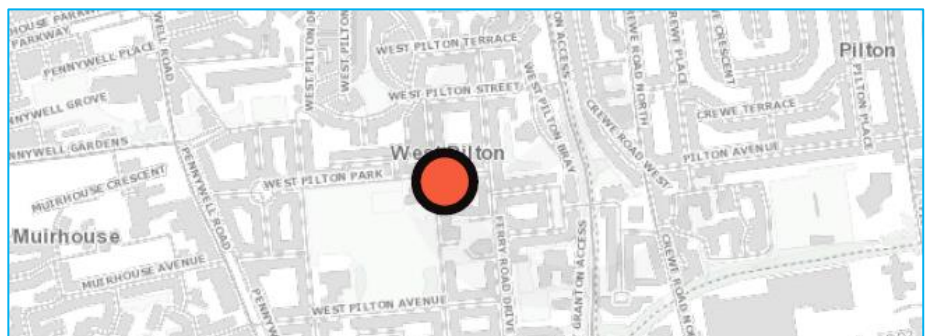
### Location

5 West Pilton Park is located centrally within the 'West Pilton' area, approximately half a mile from Muirhouse situated out to the West and Pilton itself located half a mile to the east. The building is semi-detached to the Pilton Equalities Project located at number 3 West Pilton Park within a mostly residential area.



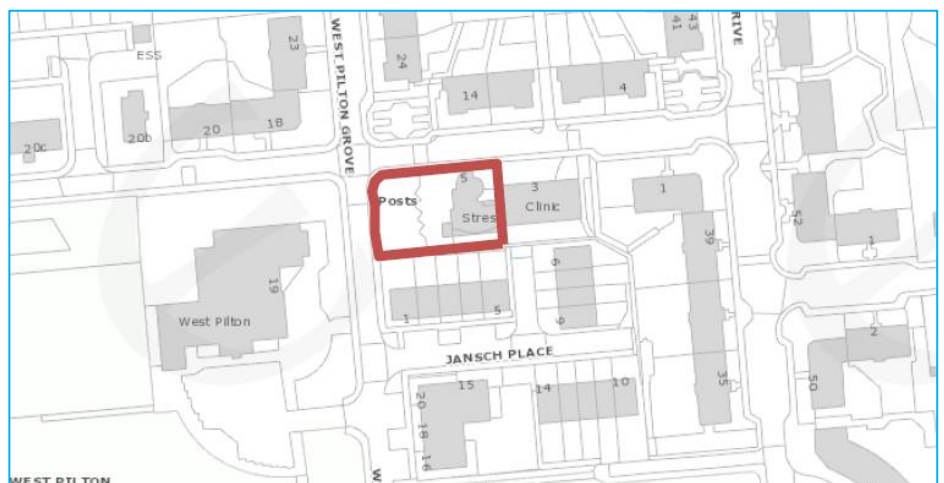
### Property Description

A predominantly single storey, semi-detached building with a pitched roof finished with concrete tiles and painted cement rendered walls. A small two storey circular section of the building is located adjacent to the West Pilton Park main road consisting of a conical shaped felt covered roof with natural slate covered section below.



Location Plan

Externally, to the side of the property are four dedicated car parking spaces of tarmac finish and a grassed area of land immediately beyond this to the site boundary bordering the junction of West Pilton Park and West Pilton Grove. The property both internally and externally may benefit from a degree of upgrading and modernising, depending on its intended use.



Site Plan

### Accommodation (See floorplan)

The currently layout consists of an entrance lobby, kitchen, two meeting rooms, office, workroom/multi-use room, male & female toilets, disabled toilet.

On the first floor is a small circular shaped meeting/multi-purpose space.

The gross internal floor area (GIA), extends to 177 square metres, or thereby (1,905 sq ft).

### **Vision for future use**

Most recently, the property was occupied and operated by PROP Stress Centre as a mental health charity facility. The property is now vacant and expressions of interest are sought from local groups, charities and organisations who would like to occupy and operate from the property to deliver relevant services and/or opportunities to benefit and serve the Pilton area and wider community.

The tenant would be expected to develop and promote links with local groups to encourage a positive use of the building space. The Council would welcome individual proposals or joint bids from two, or more organisations.

Where the above criteria are met, the Council will consider rental offers on a concessionary basis (below market rent).

### **Rateable Value**

We understand that the subjects have a current rateable value of £13,200 effective from 1 April 2023.

Further details can be obtained from the Assessor on 0131 344 2500 or alternatively [www.saa.gov.uk](http://www.saa.gov.uk)

Subject to individual eligibility, the property may qualify for non-domestic rates relief under the Small Business Bonus Scheme effective 1<sup>st</sup> April 2023. Clarification should be obtained from the Business Rates Team on 0131 608 1133 or via email at: [nondomesticrates@edinburgh.gov.uk](mailto:nondomesticrates@edinburgh.gov.uk)

### **Planning**

The premises were most recently operated as offices/consulting rooms. Applicants must 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](mailto:planning@edinburgh.gov.uk).

### **Services**

Mains drainage, water, gas and electricity are assumed and all charges for such services will be the full responsibility of the tenant.

**Energy Performance Certificate:** EPC Rating = E.

### **Proposals**

Proposals are invited from interested parties which detail the proposed use of the property, the benefits which will be provided to the community and details of any rental offer per annum, exclusive of VAT, non-domestic rates and insurance charge.

### **Terms**

The property is offered on a full repairing and insuring basis (FRI) for a negotiable duration. The Council will insure the property and the annual premium will be recoverable from the tenant. The tenant will be responsible for the contents and all other insurances.

### **Viewing & Further Information**

To discuss the opportunity further or to request a viewing, please contact Neil Gordon, Investment Portfolio Officer on 07873702320 or via email: [neil.gordon@edinburgh.gov.uk](mailto:neil.gordon@edinburgh.gov.uk)

### **Fees**

Each party to bear their own costs.

### **Submission of Proposal & Rental Offer**

The deadline for submission of proposals & rental offer is **12 noon 7<sup>th</sup> August 2024** and should be sent to: [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk)

## Details for Submitting Offers:

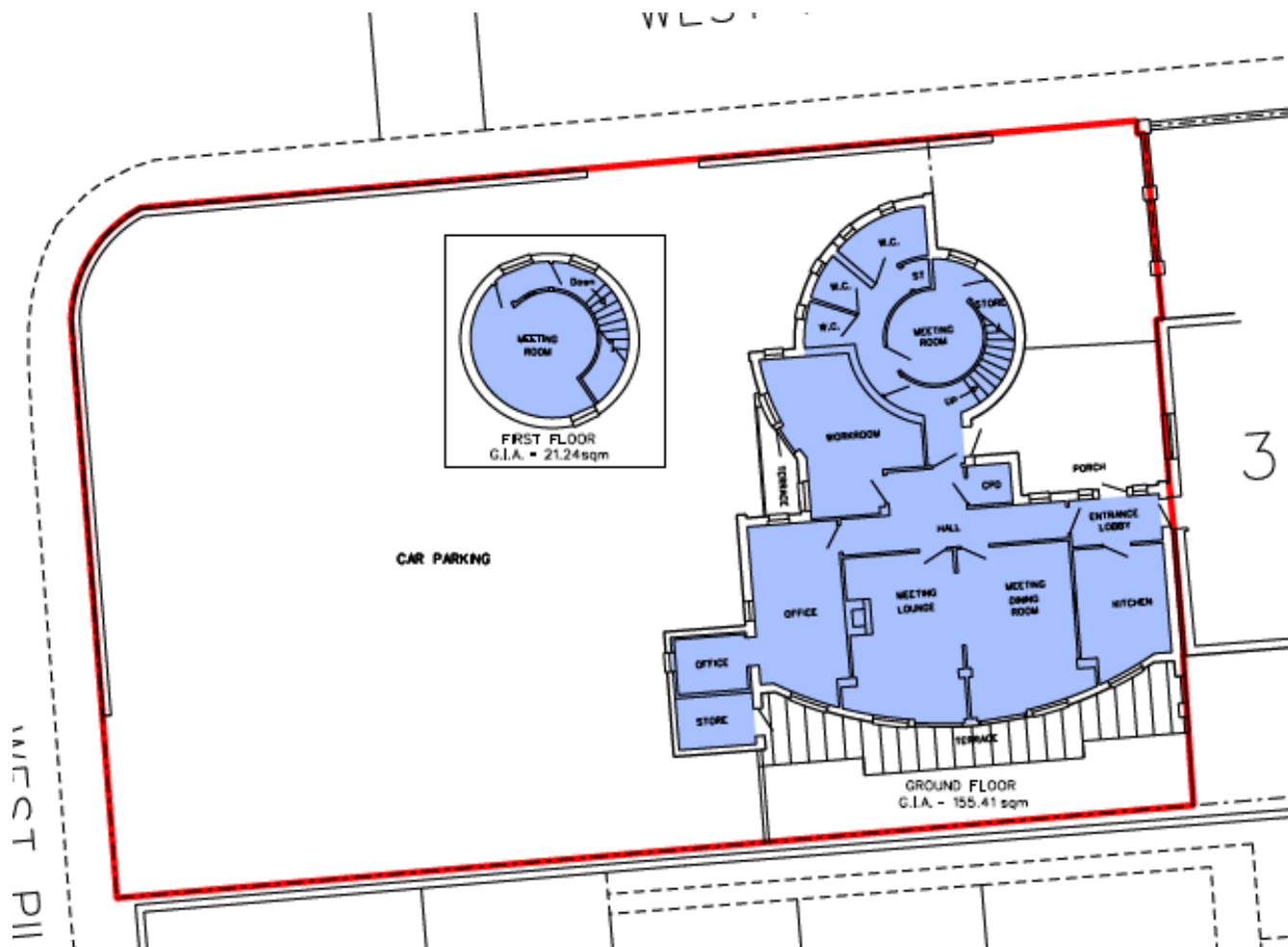
1. Notes of interest should be registered with the Council's Officer/Surveyor using the contact details above.
2. All offers must be received by 12 noon on the closing date. The Council will **not** accept late offers under any circumstances.
3. Offers must be submitted using an **Offer to Let Form** (available on request) and sent by email to [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk)  
The subject line of the email should state '**Closing Date Offer – 5 West Pilton Park**' 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 indeed 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.*



HAPPY TO TRANSLATE

ترجمہ کے لئے حاضر! আমাদের سہ سے অনুবাদ کرنا  
بسمعتنا توفیر الترجمة MOZEMY PRZETŁUMACZYĆ 很乐意翻譯



## Floor Layout

[MAPS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS].

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