

TO LET
RETAIL

GRAHAM
SIBBALD



23 Dalziel Place, Edinburgh, EH7 5TP

- High volumes of passing traffic
- Ground Floor and Basement unit
- Extending to 93.39 Sq M (1,005 Sq Ft)
- Offers over £15,000 per annum

LOCATION

The subjects are located within the Meadowbank district of Edinburgh, 2.3 miles east of the city centre.

More specifically the subjects maintain a prominent road side location towards the lower end of London Road.

The unit is situated within a mixed-use area and benefits from being in close proximity to Meadowbank Stadium, Prestige Student Living and Meadowbank Retail Park. Other occupiers within the vicinity include; McDonalds, Vans Direct, TK Max and Sainsburys.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit set within a larger 4 storey stone-built premises surmounted by a pitched and slate roof. The front of the unit projects outwards with this section housed under a flat roof.

The subjects benefit from a large frontage with access being achieved to the left-hand side of the front elevation.

Internally the property is laid out to provide the main, open plan accommodation at ground floor level, with a concrete staircase to the rear leading down into the basement area. This space comprises good quality compartmentalised usable accommodation along with a tea preparation area and WC.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis in the order of:

Floor	SQM	SQFT
Ground	48.11	518
Basement	45.28	487
TOTAL	93.39	1,005

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £8,300.

Therefore, any prospective tenant could benefit from 100% rates relief in line with the Small Business Bonus Scheme.



RENT

We are seeking offers over £15,000 per annum.

USE CLASS

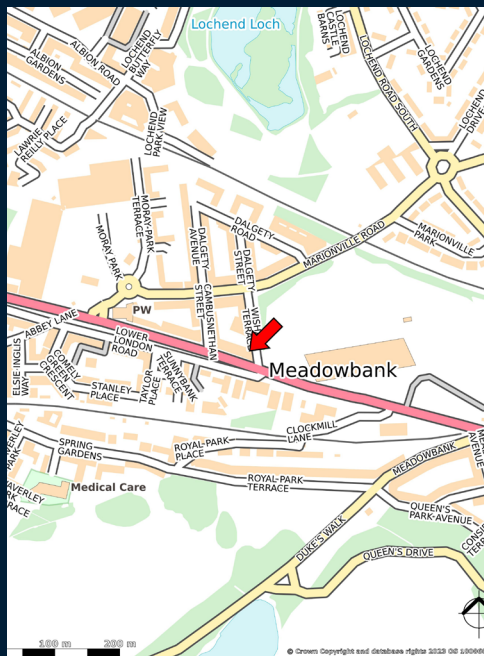
We assume Class 1A under the Business of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

EPC will be available on request.



To arrange a viewing please contact:



Ross Chinnery

Associate

07584 061 146

Ross.Chinnery@g-s.co.uk

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2023