

**FOR SALE**  
**RETAIL - CLASS 1A**

**GRAHAM  
SIBBALD**



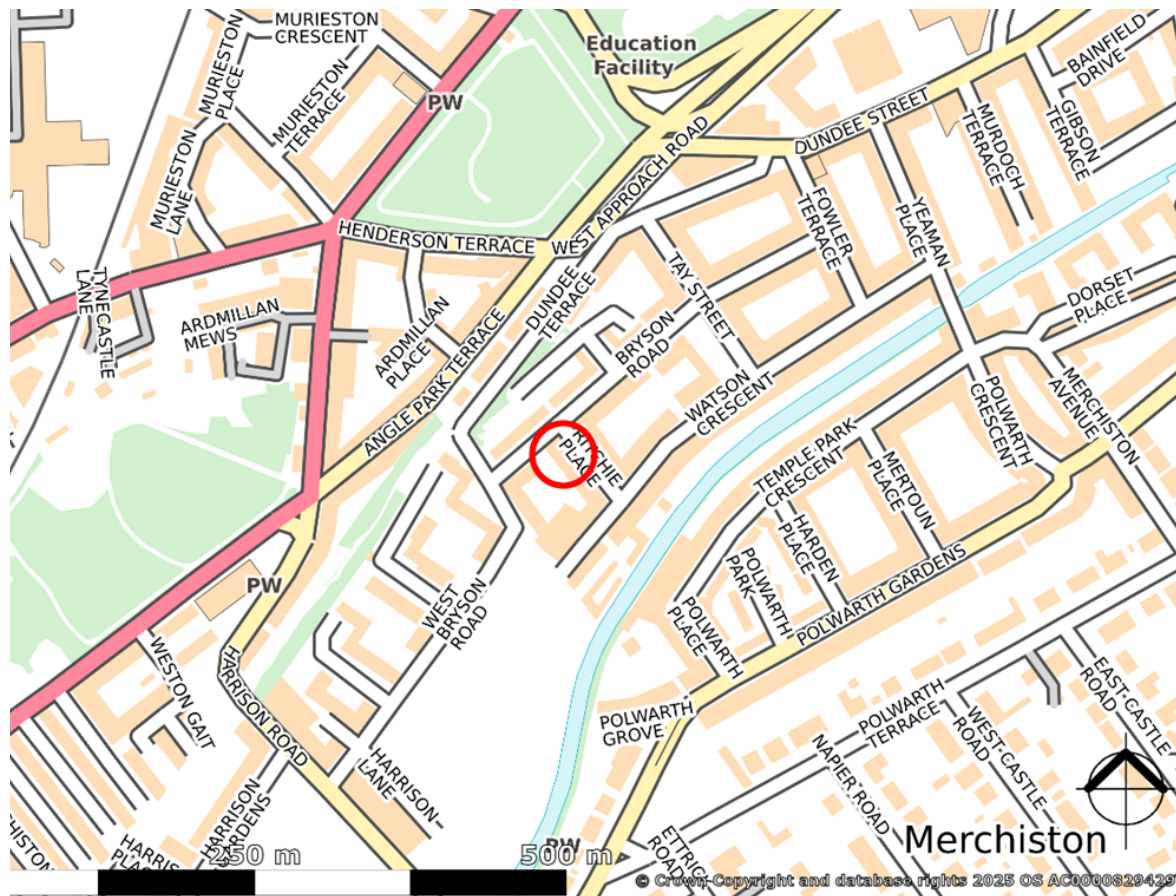
**41 Bryson Road,  
Edinburgh,  
EH11 1DS**

- Prominent corner Class 1A unit
- Located 2 miles south west of Edinburgh City Centre
- Lends itself to development subject to planning
- Qualifies for 100% business rates relief
- NIA: 77.20 Sq M (832 Sq Ft)
- Offers over £175,000
- VAT free opportunity

## LOCATION

The subjects are situated within the Polwarth district of Edinburgh, approximately two miles to the south west of Edinburgh city centre. Bryson Road comprises a predominantly residential locality, with a number of similar commercial units having been redeveloped for residential purposes in the recent past. The location benefits from a degree of local amenity and lies in relatively close proximity to Edinburgh city centre and Fountainbridge, both of which areas provide good levels of residential amenity. More precisely, the subjects lie at the intersection of Bryson Road and Ritchie Place.

The subjects can be seen on the appended plan.



## DESCRIPTION

The subjects comprise a ground floor retail unit lying within a traditional stone built tenemental property, having residential dwellings above, being held under a pitched timber and slated roof incorporating flat felt clad sections. The unit has a prominent main and return frontage.

Internally, the accommodation benefits from three distinct interconnected areas, together with two toilet cubicles and a tea preparation facility.

Décor is similar throughout with floors being of a mixed solid and suspended timber design benefiting in the main from carpet overlays whilst walls and ceilings are of a plaster and paint nature. A high level of natural daylight is provided to the accommodation via display frontage windows and sash and case windows.

The property may present an attractive opportunity for owner-occupiers, investors and developers seeking premises in a well-established and accessible location.

## ACCOMMODATION

According to our calculations and in line with the RICS Code of Measuring Practice 6th Edition we estimate the subjects extend to the following approximate net internal area:

Floor	Sq M	Sq Ft
Ground	77.20	832
<b>Total</b>	<b>77.20</b>	<b>832</b>



## RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £2,650. Any prospective purchaser could benefit from 100% Business Rates Relief under the Small Business Bonus Scheme.

## SALE PRICE

We are seeking offers over £175,000 for our clients heritable interest in the property.

## EPC

A copy of the Energy Performance Certificate can be given upon request.

## LEGALS

Each party is to pay their own legal costs, the purchaser will be liable for any LBTT, VAT and registration dues incurred within the transaction.

## VAT

The subjects have not been elected to tax and therefore VAT is not payable upon the sale price.

To arrange a viewing please contact:



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## 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. Date Published: October 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.