



**185 Dalry Road
Edinburgh
EH11 2EB**

- Prominently situated on Dalry Road in close proximity to Edinburgh city centre
- Retail/Class 1A accommodation extending to 439 Sq Ft
- Suitable for a variety of uses
- Quoting Rent: £14,000 per annum (exclusive of VAT)

LOCATION

The subjects are located in the Dalry area of Edinburgh, approximately one mile west of the city centre. More specifically, the property occupies a prominent position on Dalry Road, a bustling thoroughfare that connects the city centre with the western suburbs.

The surrounding area is a vibrant mixed-use locality, popular with students and young professionals due to its excellent amenities and connectivity. Dalry Road benefits from high footfall and strong public transport links, with multiple bus routes providing direct access to the city centre and surrounding areas. Haymarket Railway Station and Tram Stop are also within walking distance, further enhancing accessibility.

DESCRIPTION

The subjects comprises a self-contained ground floor retail unit forming part of a larger traditional stone-built tenement property, presumed to be held under a pitched slate roof. The property benefits from a well-presented frontage, with a glazed entrance door and large full-height display windows that include a roller shutter.

Internally, the unit is configured to provide an open-plan retail space, with a partitioned room and a kitchen/prep area situated to the rear. A small WC facility is located to the side of the property.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

AREAS / FLOORETC	SQ M	SQ FT
Ground Floor	40.78	439
TOTAL	40.78	439

PLANNING

The premises benefit from Class 1A Consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

RENT

Offers over £14,000 per annum (exclusive of VAT)

RATEABLE VALUE

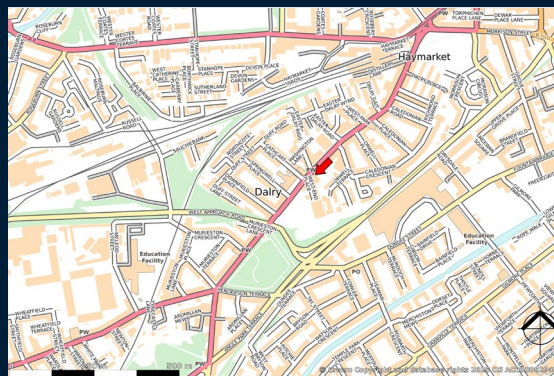
According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £7,200. The property is also likely to qualify for 100% business rates relief under the small business bonus scheme

EPC

Available on request.

LEGAL COSTS + VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction. All prices are quoted exclusive of VAT.



For any queries or to arrange a viewing, please contact —

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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

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.
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6. Date of Publication: February 2025