

TO LET

CLASS 1A PREMISES

Located in the Marchmont district of Edinburgh

Offers over £25,000 per annum

Prominent corner position

4 private car parking spaces

Premises extends to 120.64SQM
(1,298SQFT)

100% Small Business Rates Relief

Suitable for a variety of uses subject to the appropriate planning consents



WHAT 3 WORDS



29 SCIENNES ROAD, EDINBURGH, EH9 1NX

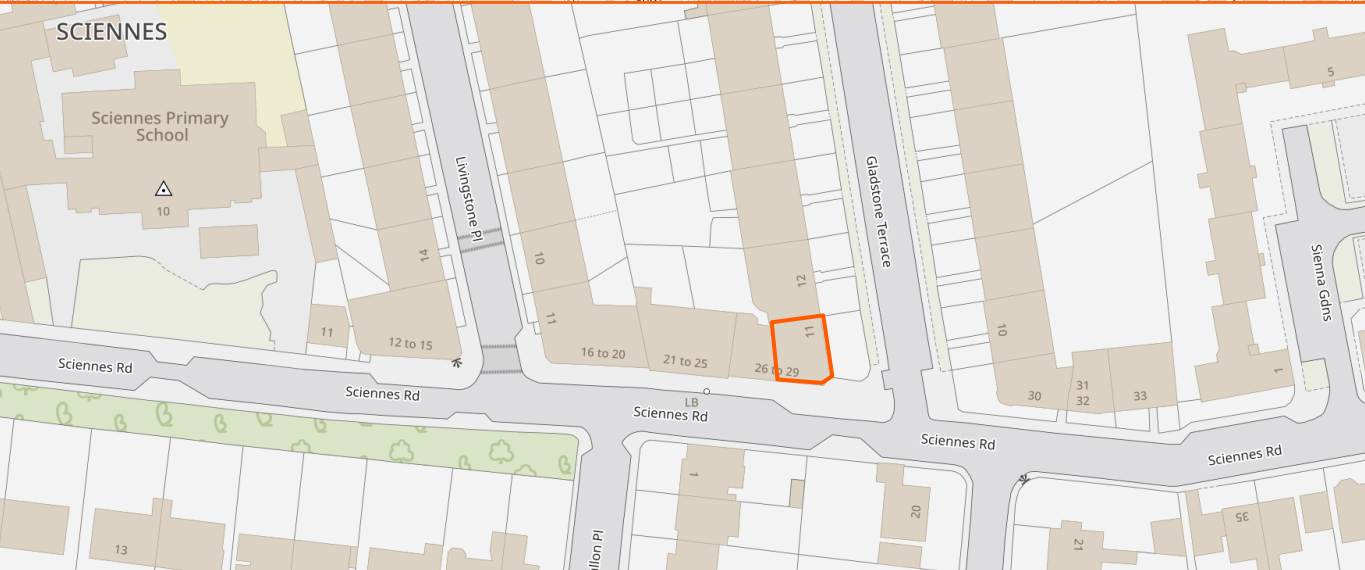
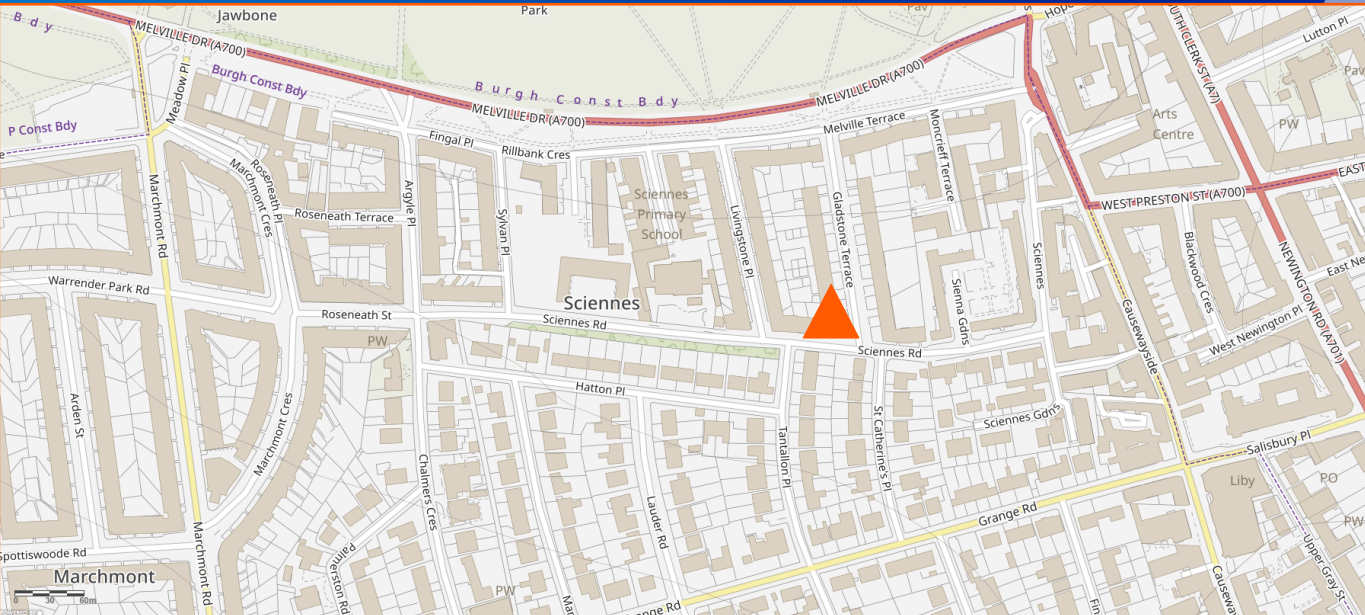
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Location

29 SCIENNES ROAD, EDINBURGH, EH9 1NX



Location

The subject is located in within the Marchmont district of Edinburgh, situated approximately 1.5 mile south of Edinburgh city centre. The property is positioned on a highly prominent corner position on the east side of Sciennes Road at the corner with Gladstone Terrace, and block bounded by Gladstone Terrace to the east and Livingstone Place to the west.

Sciennes is an affluent suburb within an extremely popular residential location for students, young professionals and families. The location of the property is within walking distance to The Meadows, Edinburgh University, George Square University facilities and Sciennes Primary School, as well as any local amenities. The nearby occupiers include Pomelo restaurant, Elliot's Café and Victor Hugo Deli.

**RARELY AVAILABLE LEASEHOLD OPPORTUNITY
IN THE SOUTH SIDE OF EDINBURGH**



Description

29 SCIENNES ROAD, EDINBURGH, EH9 1NX



Description

The premises comprise a Class 1A commercial premises arranged over the ground floor and basement of a traditional four-storey tenement building. The property benefits from a return frontage, which encourages significant exposure for vehicular passing traffic and pedestrians, as well as offering excellent branding opportunities.

Internally, the accommodation comprises a bright, open office space with a W/C to the rear. The basement floor offers additional office space, tea preparation area and a large basement storage area

Additionally, the property benefits from a prominent return frontage with two entrances to the building via Sciennes Road and Gladstone Terrace. The property comes with four private car parking spaces accessed via Gladstone Terrace.

Accommodation

Size	m ²	ft ²
Ground Floor	31.41	338
Basement	89.23	960
TOTAL	120.64	1,298

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease

Our client is seeking offers in excess of £25,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £9,900 which will allow for 100% rates relief subject to the purchasers other commercial properties, if any.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted not exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **August 2025**