

# TO LET

## CLASS 1A PREMISES

Located in the Dalry district of  
Edinburgh

Offers over £12,000 per annum

Sought after retail parade

Benefits from 100% Business Rates  
Relief

Premises extends to 65.06 SQM (700  
SQFT)

Efficient transport links in and out of  
Edinburgh's city centre

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



WHAT 3 WORDS



155 DALRY ROAD, EDINBURGH, EH11 2EA

CONTACT: Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)  
Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)

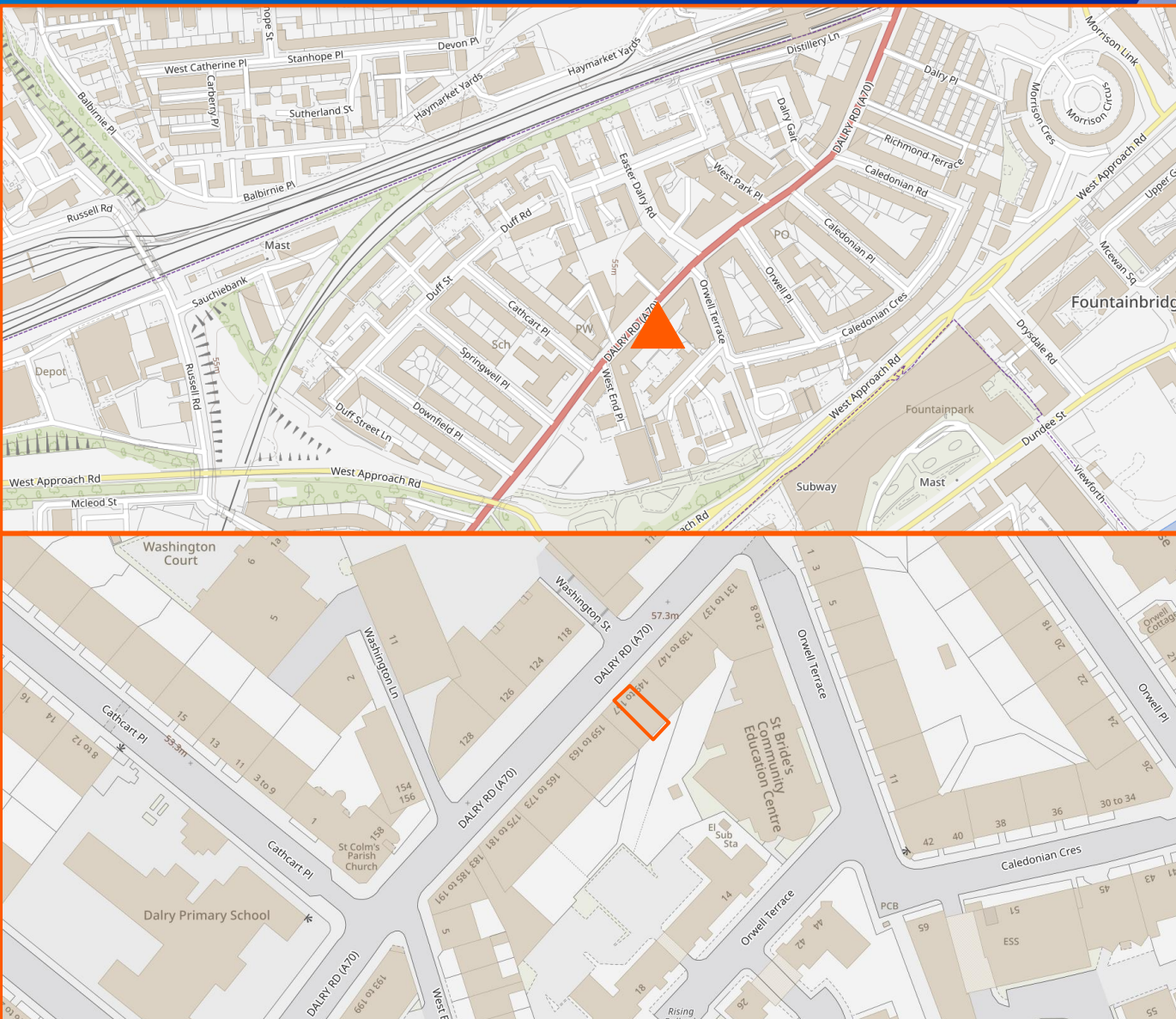






# Location

155 DALRY ROAD, EDINBURGH, EH11 2EA



## Location

The subject is situated approximately 1 mile west of Edinburgh's city centre, located on Dalry Road, within the block bounded by Orwell Terrace to the East and West End Place to the West. Dalry is situated between Haymarket and Gorgie connected through Dalry Road (A70), a prominent vehicular route carrying large volumes of pedestrian and vehicular traffic in and out of the city centre. Haymarket Train Station and Tram Stop are within close proximity as well as bus links that allows a quick and easy access to and from Edinburgh City Centre.

The property occupies a very well-established secondary retail parade which offers a mixed use of residential and commercial properties, comprising a mix of students, young professionals and families. The nearby occupiers include Adam&Eve Hairdresser, Not Just Coffee, Phone Spot, Dominos and Co-op.



# Description

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## Description

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

Internally, the property offers a bright, open space that leads into a further office space, ideal for a variety of business use. There is a tea preparation area and W/C as well as storage space to the rear of the property. The basement floor offers additional storage space.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	45.21	487
Basement	19.85	213
<b>TOTAL</b>	<b>65.06</b>	<b>700</b>

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

Offers over £12,000 per annum

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £9,100 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

The property is elected for VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction. The in-going tenant 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:**



**Emily Anderson**

[Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)



**Hannah Barnett**

[Hannah.barnett@shepherd.co.uk](mailto:Hannah.barnett@shepherd.co.uk)

**Shepherd Chartered Surveyors**

12 Atholl Crescent, Edinburgh, EH3 8HA

**t: 0131 225 1234**



### 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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