



**ALLIED  
SURVEYORS  
SCOTLAND**

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[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

**198A Dalkeith Road, Edinburgh, EH16 5DT**

- ✔ Extensively refurbished shop with strong roadside frontage
- ✔ Forms part of a popular neighborhood parade of shops
- ✔ Suitable for range of Class 1A uses/may suit Class 3 café (subject to planning)
  - ✔ Qualifies for 100% rates relief
  - ✔ Approximately 39.21 sq m (422 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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## LOCATION

Dalkeith Road is situated some 2 miles south of Edinburgh city centre and is a busy traffic route connecting the city's Southside with periphery locations.

The subject property forms part of a small shopping parade with residential units above. It is situated on the west side of Dalkeith Road adjacent to the vennel leading to Newington Business Centre.

Adjoining commercial occupiers include: BK Productions, Premier Convenience Store, Vulcan Heating, SBC Financial and Grey Horse public house.

Public transport is widely available with restricted car parking nearby.

## DESCRIPTION

The subjects comprise a single window premises suitable for Class 1A uses arranged over ground floor of a four-storey tenement.

Internally, the unit has been extensively refurbished to a 'white box' standard ready for tenant fit-out. Included within this is new LED lighting, wall mounted electric heating, two WCs and a kitchen area.

There is also an external patio area which will be completed to a graveled finish.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

39.21 sq m (422 sq ft)

## RENT

Our client is seeking rental offers over £12,000 per annum. VAT is not applicable.

## VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

[bernadetta.majewska@alliedsurveyorsscotland.com](mailto:bernadetta.majewska@alliedsurveyorsscotland.com)

## LEASE TERMS

The premises are available for immediate let on flexible terms for a period to be negotiated.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £6,200 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## UTILITIES

The property is served by mains electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

## LEGAL COSTS

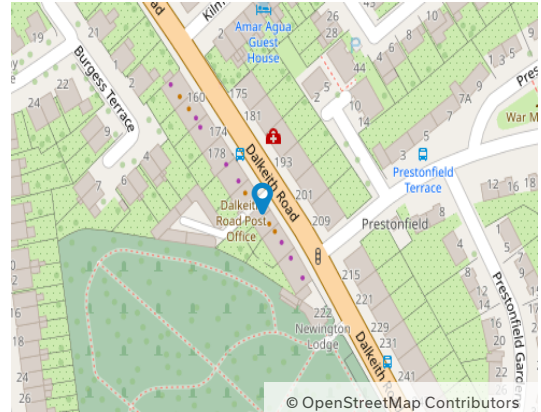
Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

## ENTRY

Upon completion of a formal missive under Scots Law.



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