

TO LET
RETAIL (CLASS 1A)



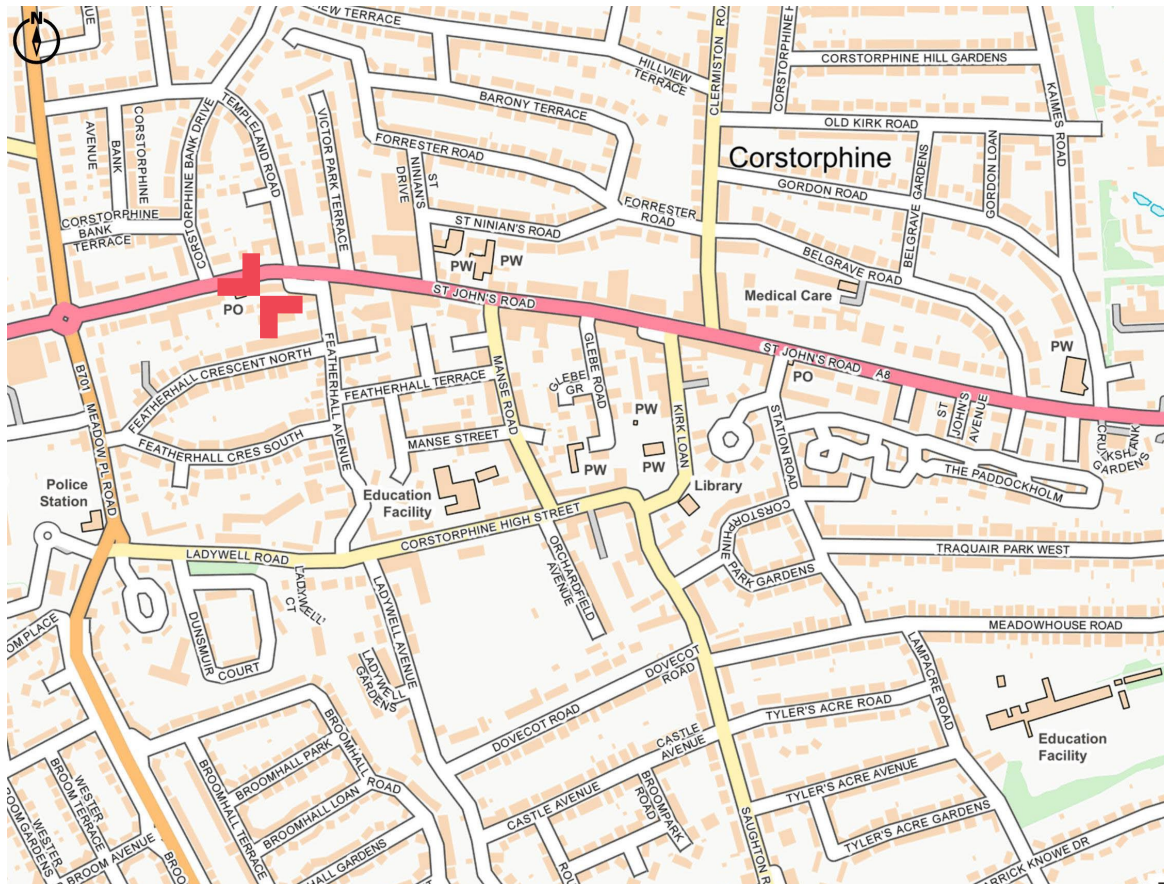
255 St John's Rd
Edinburgh
EH12 7XD

- Prominent retail unit extending to 84.19 Sq M (907 Sq Ft) NIA
- Suitable for a variety of business uses within Class 1A
- Benefits from a highly visible frontage
- Rent: £12,000 per annum (VAT Exempt)

LOCATION

St John's Road is the principal retail and commercial thoroughfare through the affluent suburb of Corstorphine, one of Edinburgh's most established and desirable residential districts. Located approximately three miles west of Edinburgh city centre, the area benefits from a substantial local catchment, excellent transport connectivity and consistently high levels of passing vehicular and pedestrian traffic.

The street comprises a vibrant mix of national retailers, independent businesses, cafés and professional services, creating a thriving high street environment that serves both the local community and commuters travelling to and from the city centre.



DESCRIPTION

The subject comprises a mid-terrace ground floor and basement retail unit, forming part of a larger 2 storey stone built premises. The subjects benefit from a modern display frontage flooding ample natural light into the unit.

Internally the unit is laid out to provide an open plan retail space, with WC facilities to the rear of the property. A staircase leads down to a spacious basement offering additional ancillary storage rooms, which are currently being used as treatment rooms.

The subjects benefit from use Class 1A and can therefore be used for a variety of business uses.

ACCOMMODATION

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

Ground: 37.98 Sq M (408 Sq Ft)
Basement: 46.21 Sq M (498 Sq Ft)
Total: 84.19 Sq M (907 Sq Ft)

RENT

Offers over £12,000 per annum (VAT Exempt).

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring (FRI) lease.

EPC

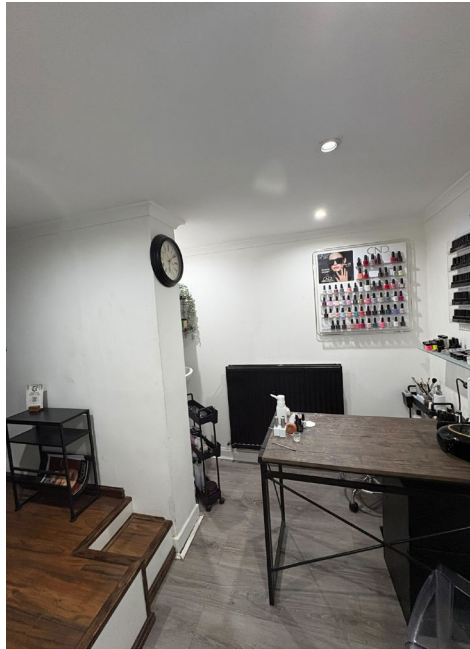
Available on request.

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £10,700.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction.



To arrange a viewing please contact:



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Surveyor

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MURDO MCANDREW
Director

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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: July 2026

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.