# LEASE AVAILABLE
## RETAIL UNIT

GRAHAM SIBBALD




## 17 Causewayside, Edinburgh, EH9 1QF

- Prominent corner ground floor retail unit extending 38.42 sqm (413 sq.ft.)
- Suitable for a variety of Class 1a and Class 3 (restricted) uses
- Located in the prominent Newington area of Edinburgh
- Available via assignation of existing lease
- Passing rent of £12,500 per annum (exclusive of VAT)

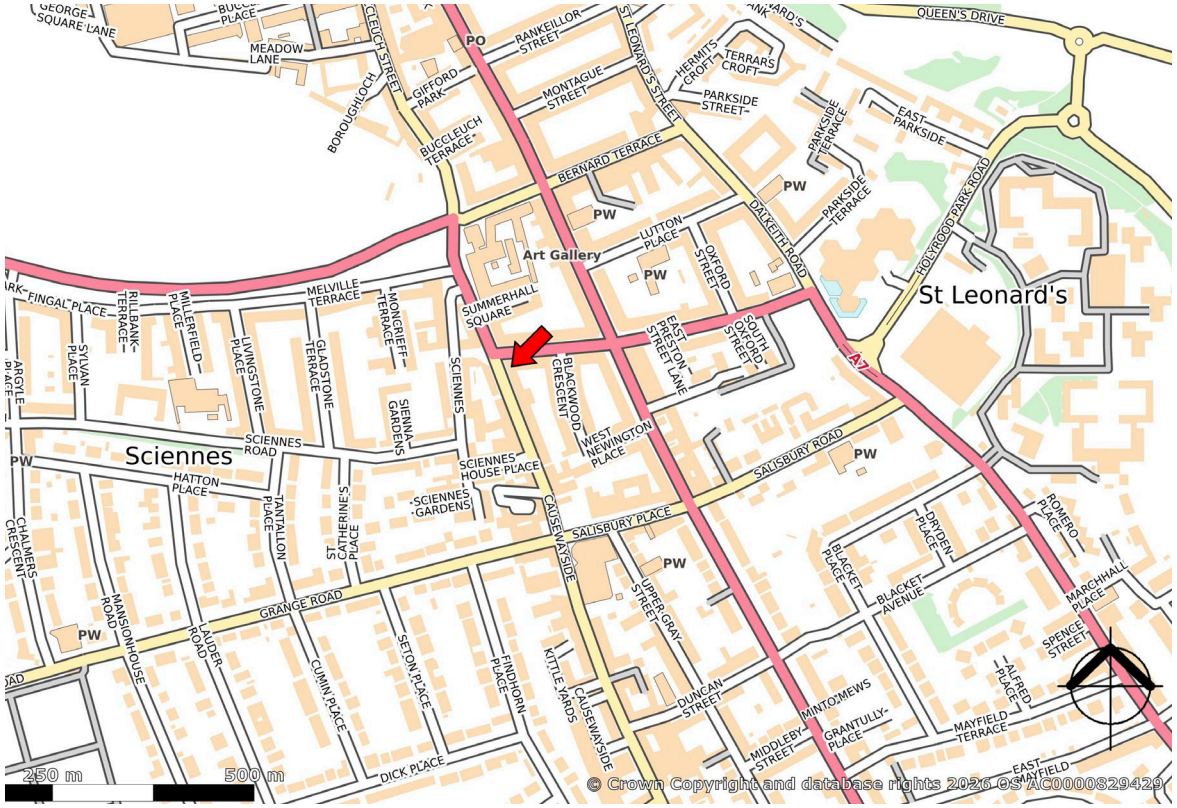
## LOCATION

The subjects occupy a well-established location on the corner of Causewayside and West Preston Street. Located adjacent to the Meadows, it is surrounded by a vibrant mix of independent retailers, cafés, bars, restaurants and local services. Excellent public transport connections are available nearby with frequent bus services providing direct access to the city centre, south and north Edinburgh.

## DESCRIPTION

The subjects comprise a ground floor retail unit forming part of a four-storey tenement building with residential accommodation above held under a pitch and slated roof. The unit benefits from independent ground floor access and a returned frontage providing excellent visibility and natural light throughout.

The unit offers a retail sales area to the front with a preparation, servery, and a small w/c to the rear.




## FIXTURES AND FITTINGS

Existing fixtures and fittings may be available subject to separate agreement.

## ACCOMMODATION

The property has been measured in line with the RICS Code of Measuring Practice 6th Edition which returned the follow net internal area:

| | Sq M | Sq Ft |
|---|---|---|
| Total | 38.42 | 413 |

## RATEABLE VALUE

Based on publicly available information obtained from the Scottish Assessors Association, we understand that the property has a current ratable value of £8,300 per annum from 01/04/2026. We understand any tenant may benefit from 100% rate relief under the small business bonus scheme.



## PLANNING / USE CLASS

The premises benefit from Class 1a and Class 3 (restricted) planning consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

Further details can be found via planning application reference: 17/02098/FUL.

We would advise potential tenants to satisfy themselves with the mandatory conditions and restrictions mentioned outlined with the planning application.

## LEASE TERMS

The property is available via an assignation of the existing lease with circa four years remaining.

## EPC

Available on request.

## LEASE DETAILS

| | |
|---|---|
| **Address** | 17 Causewayside, Edinburgh, EH9 1QF |
| **Tenant** | Mark Morris, trading as ' Toppins' |
| **Rent** | £12,500 per annum (paid monthly in advance) |
| **Rent Review** | 31st December 2025 (currently under review) |
| **Start Date** | 25th June 2021 |
| **Expiry Date** | 1st January 2031 |
| **Lease Type** | Full Repairing and Insuring |
| **VAT** | Not payable |

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred. No VAT will be charged for this transaction.




**To arrange a viewing please contact:**



**CORANN HENDERSON**
**Surveyor**
corann.henderson@g-s.co.uk
07776 844 275



**MURDO MCANDREW**
**Director**
murdo.mcandrew@g-s.co.uk
07799 159 665

**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: October 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.