ALLIED SURVEYORS SCOTLAND

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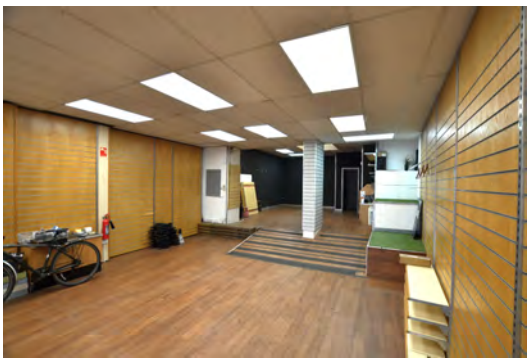
TO LET

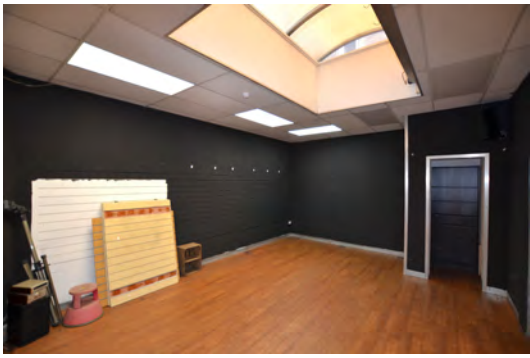
30 Rodney Street, Canonmills, Edinburgh, EH7 4EA

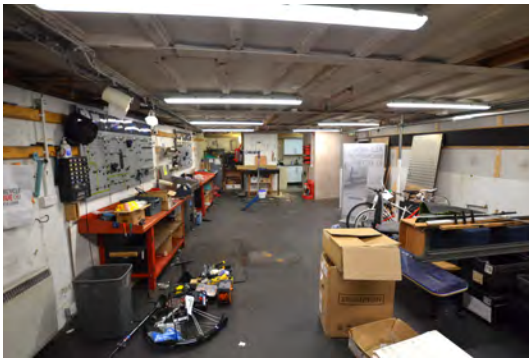
- Prominent corner retail unit benefitting from a double window frontage
- Situated in the popular Canonmills district of Edinburgh
- Can be let together with adjacent shop at 26 Rodney Street
- Suitable for a range of Class 1A uses
- Approximately 168.66 sq m (1,815 sq ft)

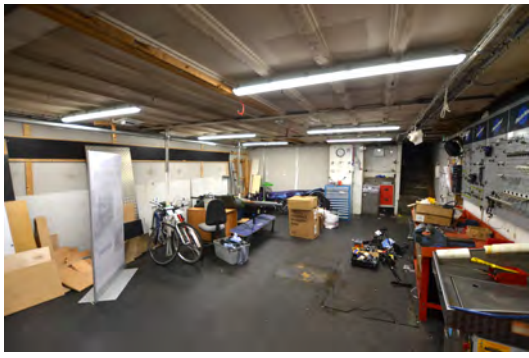
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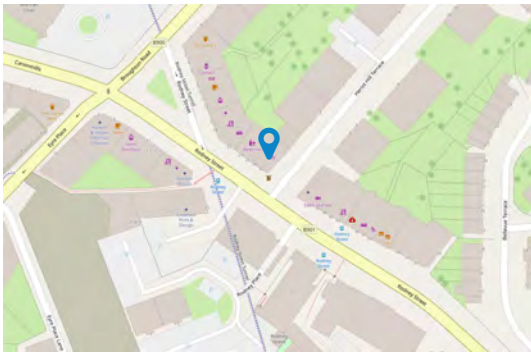
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LOCATION

The Canonmills area of Edinburgh is a popular residential district situated less than 1 mile north of the city centre immediately adjacent to the New Town.

Rodney Street connects Broughton Street to the north and is a short distance from the St James' Quarter. The subject property is located on the east side of Rodney Street at the corner of Herriot Hill Terrace.

Nearby commercial occupiers include The Edinburgh Honey Co, The Beer Hive, Ravenstone Property Letting and The Bearded Baker. There is also a Tesco supermarket to the north of the property within a short walk.

Metered and permit car parking is available on surrounding streets and there is public transport connections.

DESCRIPTION

The subjects comprise a corner retail unit arranged over ground and basement levels with a three-storey tenement above.

Benefitting from a large, double window frontage the premises provides attractive retail space with LED lighting and a raised rear shop area with cupola providing natural light.

The basement, accessed by steps to the rear of the ground floor, is useable with head height of over 6ft. It provides excellent storage or workshop/service space and is currently connected to the basement serving 29 Rodney Street. The intention would be formally separate the basements to suit individual occupiers.

There is a further WC and a tea prep area in the basement.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area of 168.66 sq m (1,815 sq ft).

VAT

VAT is not applicable.

RENT

Our client is seeking offers over £26,000 per annum to grant a new lease on full repairing and insuring (FRI) terms.

UTILITIES

The property is served by electricity, gas and water connections.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed under 26-30 Rodney Street due to its connection with the adjacent shop. The current Rateable Value is £23,800 effective 1st April 2026, however the shop would require to be reassessed once split. The uniform business rate for the current year is £0.481 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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is **E.**

LEGAL COSTS

Each party meets their own legal costs with the ingoing tenant liable for any LBTT, registration dues and VAT thereon.

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.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd

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