10B QUEENSFERRY STREET

EDINBURGH
EH2 4PG

To Let
City Centre Location Retail Premises

GROUND FLOOR - 1,367 SQ FT
BASEMENT - 770 SQ FT

CANNING VALE PROPERTY
0141 266 0240

Location

Edinburgh is Scotland's capital city and has a population of around 490,000 people with an estimated wider catchment in the region of 1.6 million people.

In the summer the city hosts one of the largest festivals in the world and is regarded as the second most popular tourist destination in the UK after London.

The subjects are located in a prominent position on the west side of Queensferry Street, in the heart of Edinburgh's West End, with access to Edinburgh's train, tram and bus network. Nearby occupiers include Zizzi, Pizza Express, McGraths Opticians, Six by Nico, HP Mathers and the new Johnnie Walker Experience directly across from Edinburgh Castle.

The flagship Johnnie Walker visitor centre is located just around the corner from Queensferry Street. The new visitor centre is the centrepiece of £150 million investment by Diageo and has created 160 - 180 full-time jobs and generated about £135 million in tourism spend in the wider Edinburgh economy through the visitors it attracts to the city.

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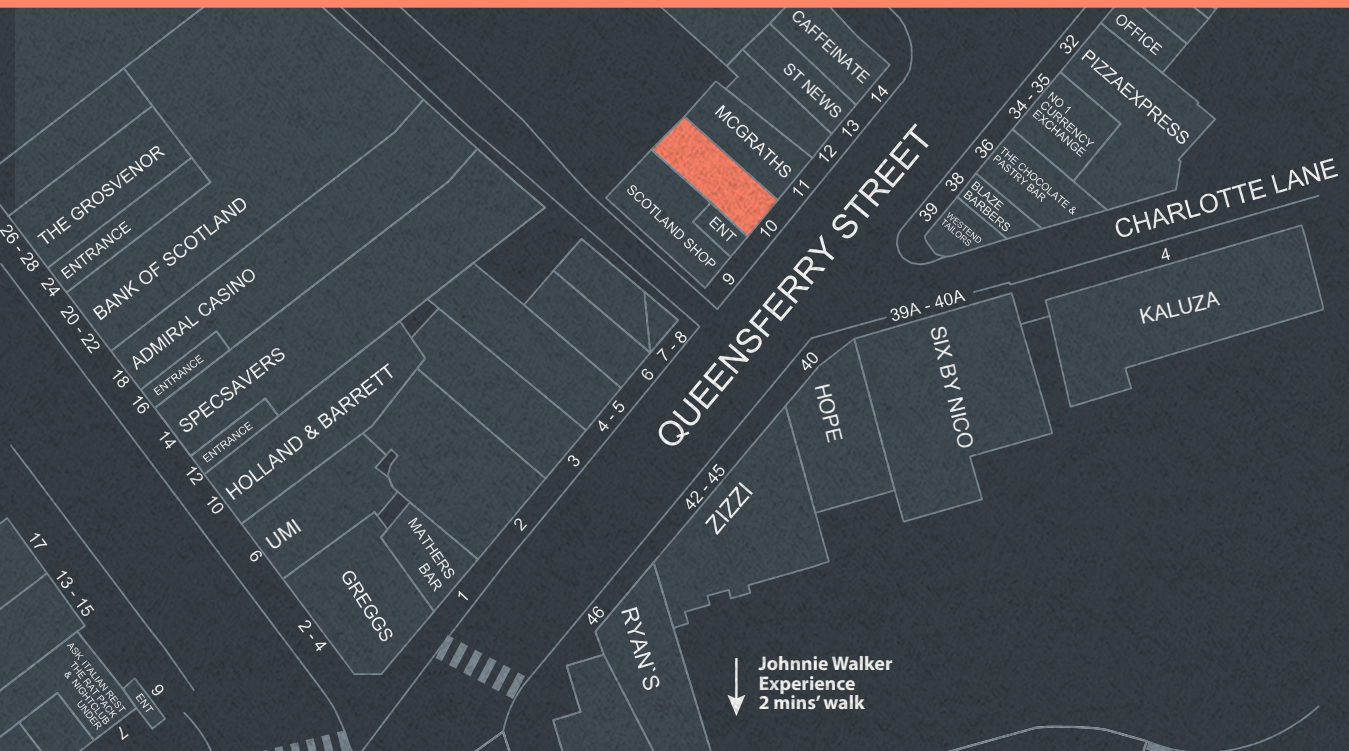
Johnnie Walker Visitor Centre



Description

The subjects comprise a single windowed retail unit arranged over the ground and basement floors of a traditional stone built building under a pitched and slated roof. The upper floors are in separate ownership.

Internally the premises provide an attractive layout with a glazed feature skylight. There is also an accessible lift access to the rear ground floor area.

Accommodation

The main dimensions and net internal areas are as follows:

FRONTAGE	FT	METRES
Gross Frontage	14ft 0ins	4.27
Net Frontage	11ft 5ins	3.48

FLOOR	SQ FT	SQ M
Ground	1,367	126.99
Basement	770	71.53

Rating

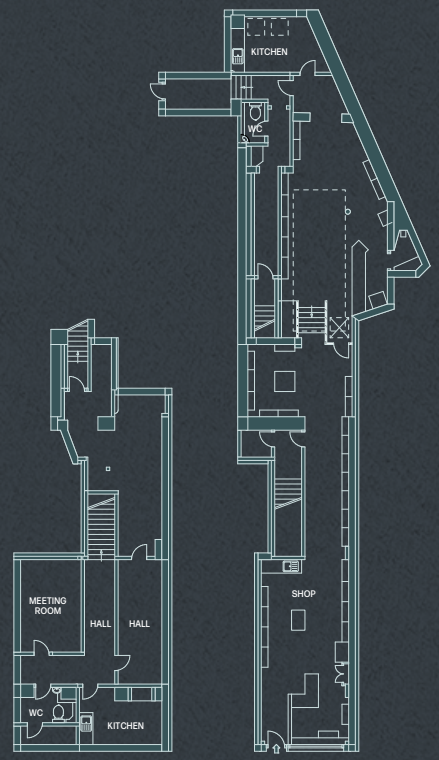
We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll from April 2026 as follows:

Rateable Value	£24,300
Commercial Rates Poundage (exclusive of water and sewerage rates)	£0.49
Rates Payable	£11,907

Rent

On application.

Floor Plans



Basement Ground

Planning

The premises are suitable for Class 1 (Retail) consent. The property may also be suitable for deemed Class 1A consent for Class 2 (Office) and Class 3 (Restaurant) uses. Interested parties are advised to make their own enquiries with Edinburgh City Council with respect to their specific use.

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

Legal Costs & VAT

Each party is to be responsible for their own legal costs incurred in connection with this transaction with the ingoing tenant to be responsible for Land and Buildings Transaction Tax (LBTT), registration fees and any VAT incurred theraeon.

Entry

By agreement and subject to vacant possession.

EPC

EPC rating details available upon request.

AML

As part of our statutory obligations in relation to Anti Money Laundering, Canning Vale will require to undertake due diligence on the transacting party and will seek identification information at the appropriate time.

Viewing & Further Information

Strictly by appointment through the sole letting agents.

CANNING VALE PROPERTY

0141 266 0240

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