

Ryden

FOR SALE

**GROUND & LOWER GROUND
RETAIL / OFFICE SPACE
179.3 SQ M (1,930 SQ FT)**



**120 DUNDAS
STREET
EDINBURGH
EH3 5DQ**

PRIME NEW TOWN LOCATION

**EXTENSIVE
ACCOMMODATION (179.30
SQ M / 1,930 SQ FT)**

**OFFERS OVER
£600,000 PLUS VAT**

AVAILABLE IMMEDIATELY

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LOCATION

Situated within Edinburgh's historic New Town, 120 Dundas Street occupies a prominent position on Dundas Street. The property is situated within a vibrant and established commercial area known for its independent shops, galleries and cafes.

The surrounding area is also benefiting from substantial investment and planned development, including the major New Town Quarter redevelopment at the foot of Dundas Street, which is intended to introduce new residential, commercial, retail and hospitality accommodation. These developments have the potential to bring additional residents, workers and visitors to the area.

With Edinburgh Waverley Railway Station and the Edinburgh Tram network easily accessible within short walking distance, this location provides direct links across the city and to Edinburgh Airport.

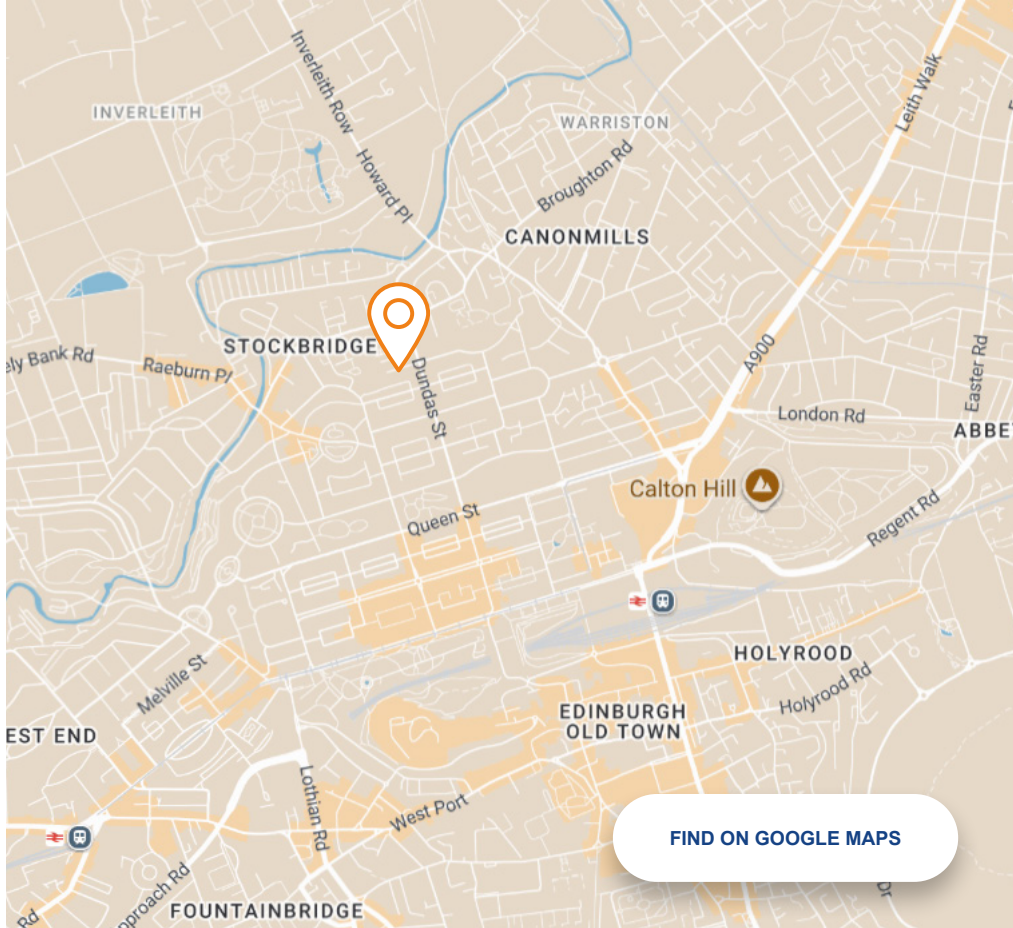
DESCRIPTION

120 Dundas Street offers an exceptional and highly flexible commercial opportunity set across both ground and lower ground levels. The property features a prominent glazed frontage providing excellent natural light and strong visual presence along Dundas Street.

The extensive accommodation totals 179.30 sq m (1,930 sq ft), comprising a spacious ground floor sales / office space supplemented by generous lower ground accommodation suitable for additional workspace, meeting rooms, storage, or staff facilities. The layout is highly versatile and well-suited for a wide variety of commercial occupiers including retail, studio, showroom, or professional office uses.

The property is available immediately, offering an incoming purchaser or occupier a prime opportunity to adapt the space to their exact requirements.





**DUNDAS STREET
IS LOCATED IN
EDINBURGH'S NEW
TOWN WHICH IS
VISITED BY MILLIONS
ANNUALLY**



120 DUNDAS STREET | EDINBURGH | EH3 5DQ

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	114.27	1,230
LOWER GROUND FLOOR	65.03	700
TOTAL	179.3	1,930

TERMS

The heritable interest in the property is available to purchase. Offers in excess of £600,000 are invited.

AVAILABILITY

The property is available immediately.

PLANNING

The property is currently suitable for retail / commercial premises in accordance with Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority regarding the Rateable Value and potential relief eligibility.

VAT

We have been advised that the property is elected for VAT, and therefore VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

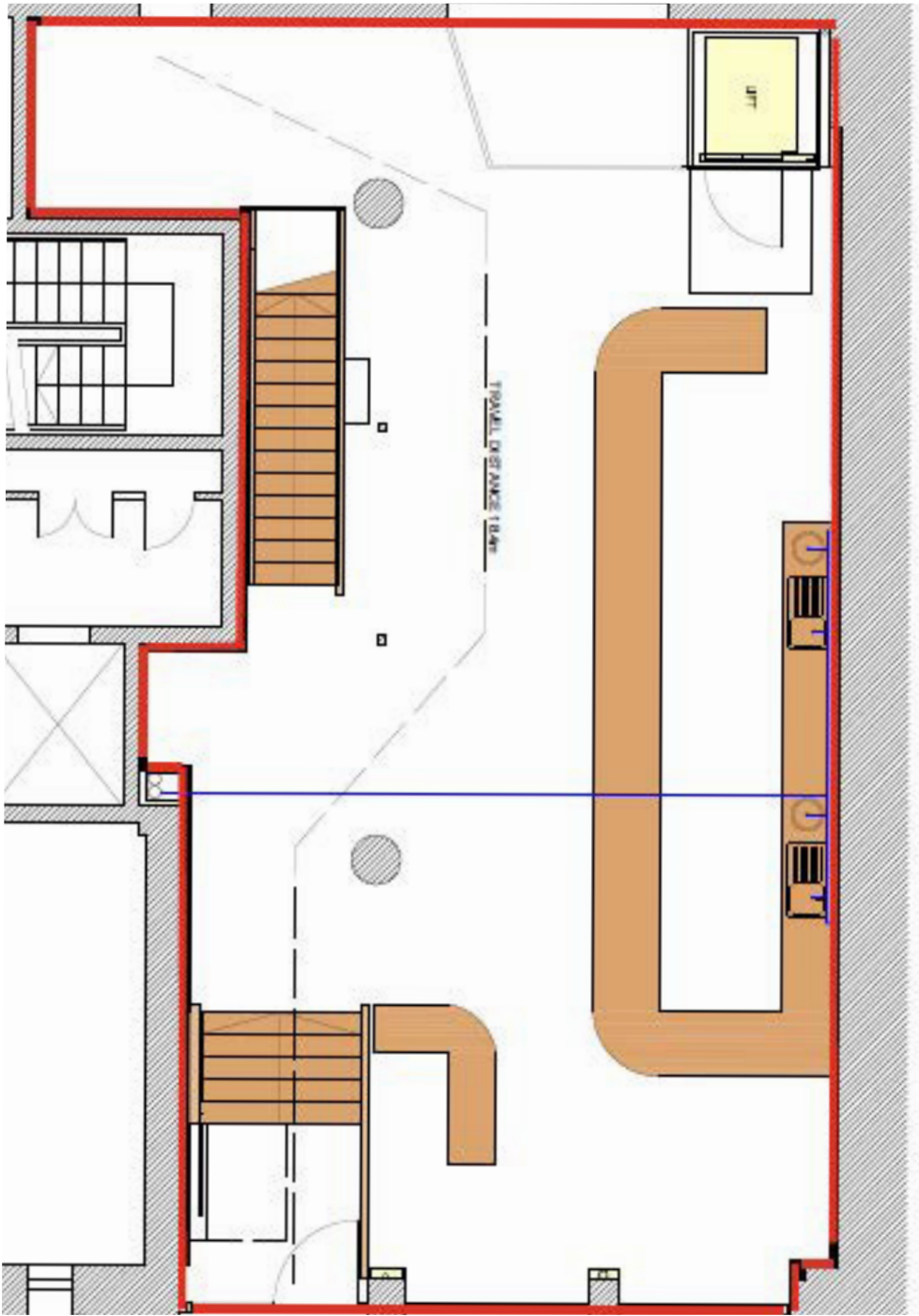
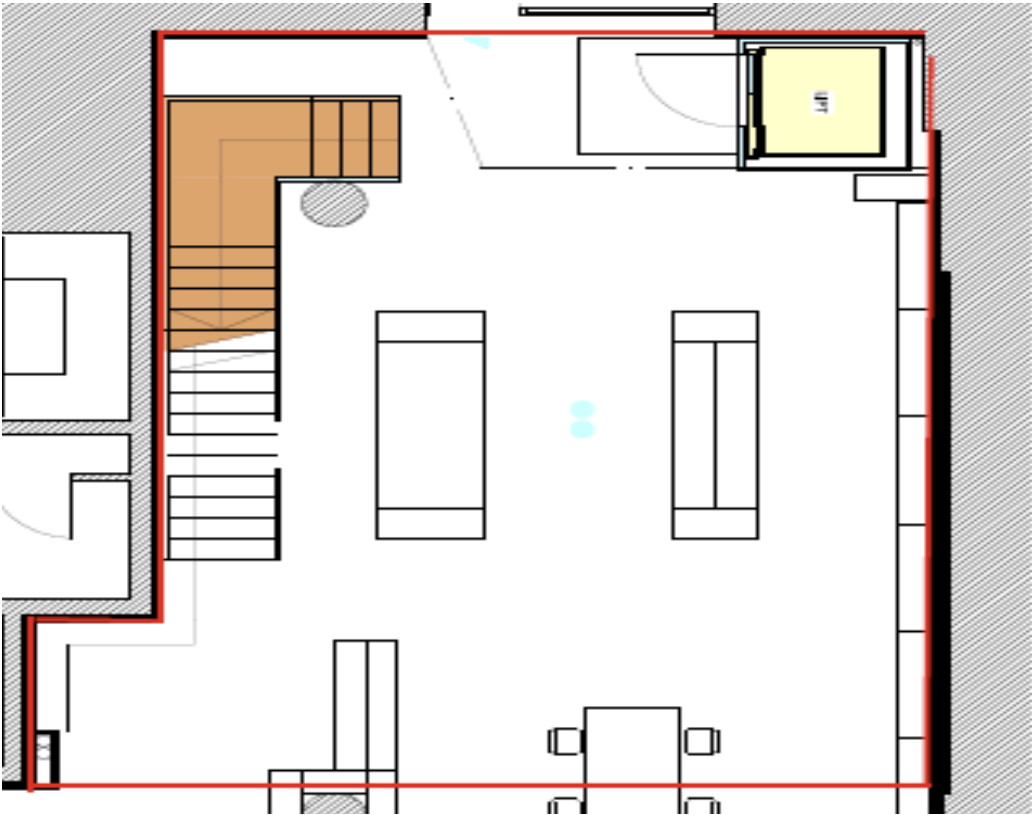
An EPC rating certificate is available upon request.

AML

In accordance with anti-money laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.



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GET IN TOUCH

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