TO LET

SELF-CONTAINED OFFICE PREMISES

- **Located in the heart of Corstorphine, West Edinburgh**
- **Offers over £10,500 per annum**
- **Extremely high levels of pedestrian and vehicular passing traffic**
- **Premises extend to 50.45 sqm (543 sqft)**
- **Benefits from Small Business Rates Relief**
- **Versatile space suitable for a variety of different uses, subject to the necessary planning consents**

VIRTUAL TOUR

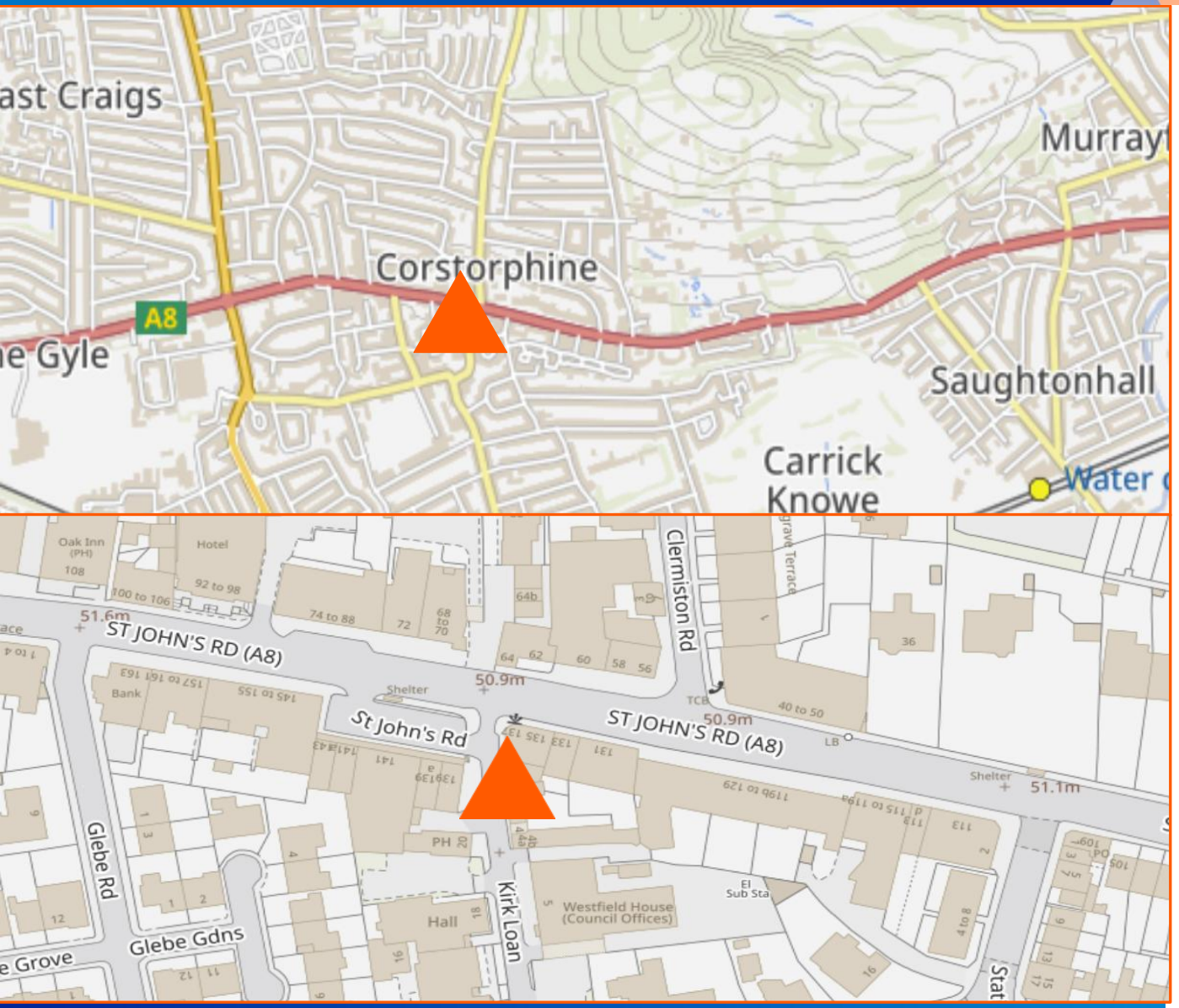


2 KIRK LOAN, EDINBURGH, EH12 7HD

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Location



Location

The subject premises are located on the east side of Kirk Loan, within close proximity to the junction with St John's Road to the north; within the Corstorphine district of Edinburgh.

St John's road is an established secondary retail location which hosts a mixture of well-established local and national traders. St Johns Road is a continuation of the A8 Trunk Road which is one of the main vehicular and pedestrian thoroughfares that leads traffic West of Edinburgh to the city centre.

The subjects are located within a mixed commercial and residential area, with neighbouring commercial occupiers including Greggs, Costa, Nationwide, Porteous Funeral Directors & Charles Wilson Butchers.

The combination of strong local amenities, established commercial activity and prominent passing trade makes the location an attractive proposition for a range of businesses.

Leasehold opportunity available within the heart of Corstorphine

WHAT 3 WORDS

Description









Description

The subjects comprises a self-contained office premises arranged over the ground floor of a two storey end terraced stone-built property.

Internally, the accommodation offers a versatile open-plan office area, together with a partitioned meeting room, tea preparation area and wc facilities to the rear.

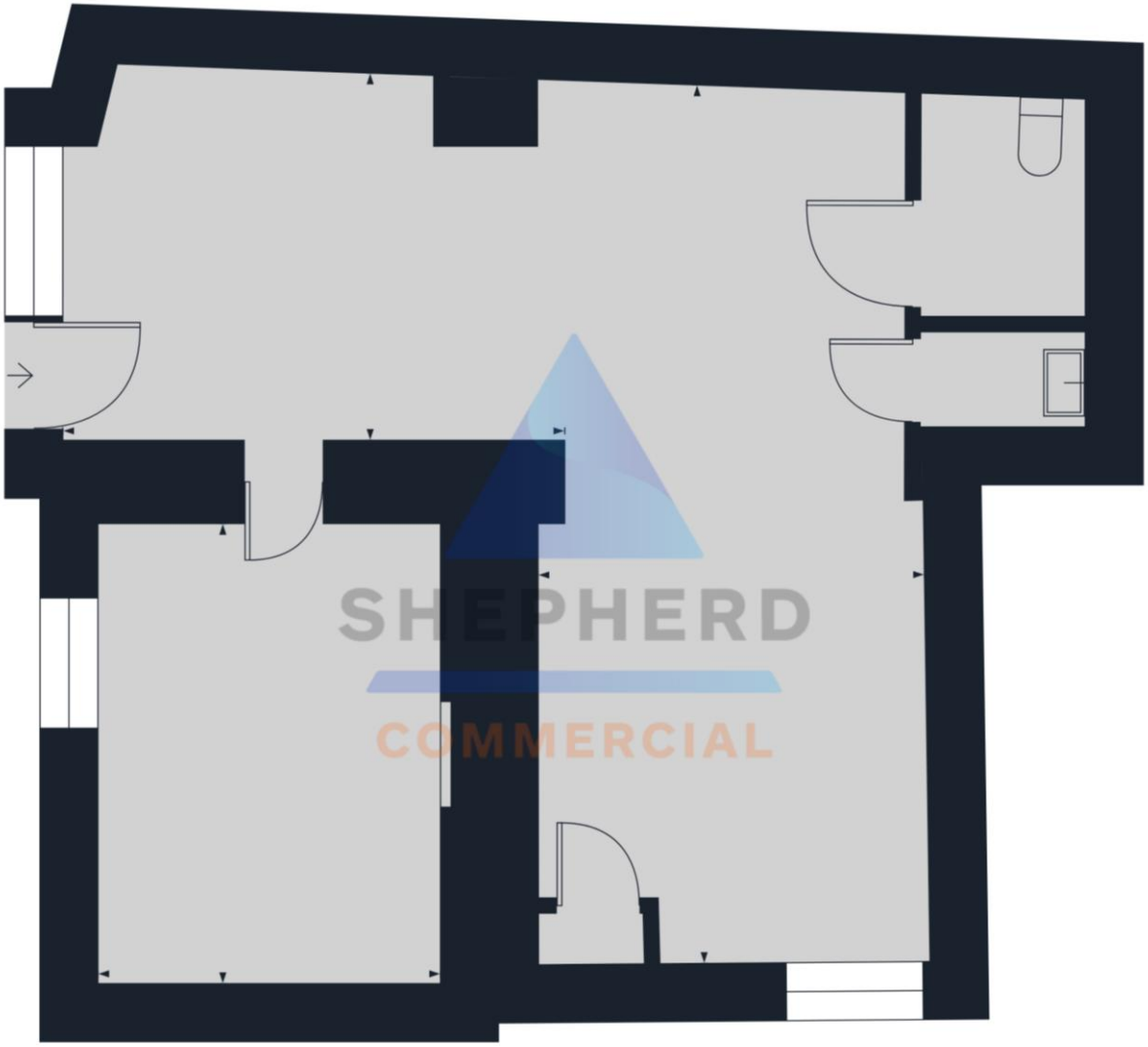
Additionally, the premises enhances a comfortable and welcoming working environment, with a practical and flexible layout suitable for a range of occupiers and business uses.

Accommodation

Description	M^2	ft^2
Ground floor	50.45	543
Total	**50.45**	**543**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans



The Detail

Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £10,500 per annum.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £6,300 which qualifies for small business rates relief subject to tenant circumstance.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy. Please note that the car parking spaces are separately assessed.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon





Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **OCTOBER 2026**