

TO LET

CLASS 1A PREMISES

Located in the Newington district of
Edinburgh

Offers over £11,500 per annum

Situated in a popular student area with
close proximity to the Meadows Park,
the University of Edinburgh &
Newington Road

Qualifies for 100% Small Business
Rate Relief

Premises extend to 70.53 sqm (760
sqft)

Suitable for a variety of occupiers
subject to the necessary planning
consents



Virtual Tour



9 RATCLIFFE TERRACE, EDINBURGH, EH9 1SX

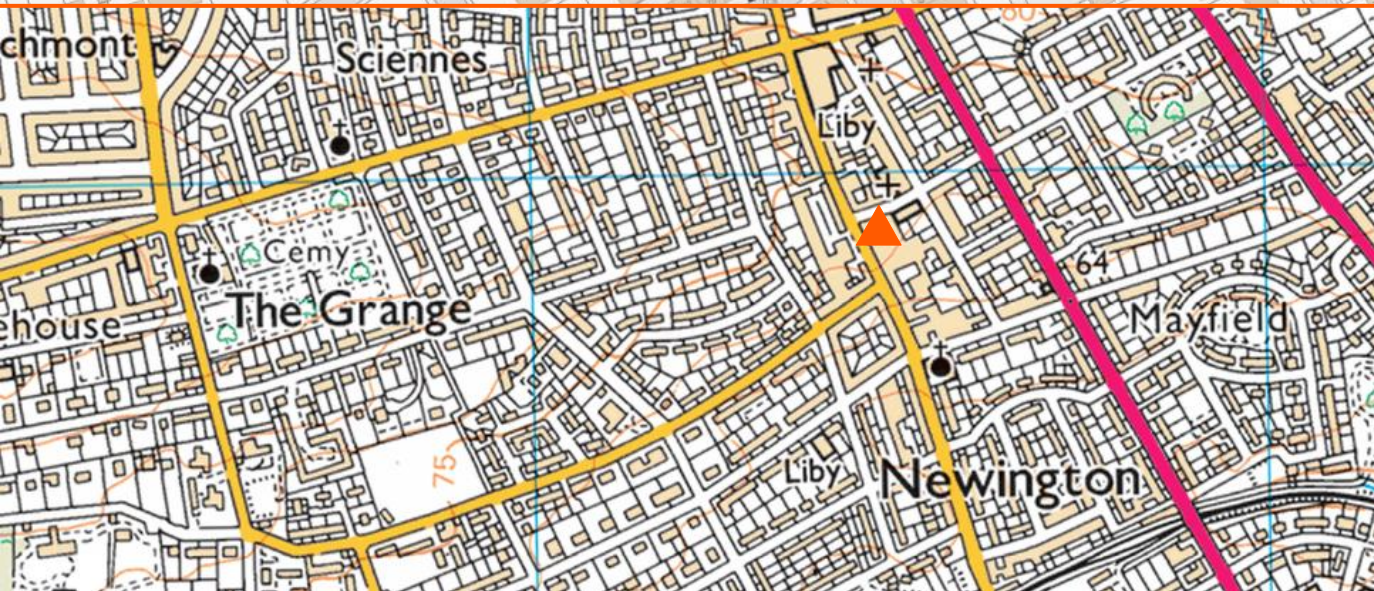
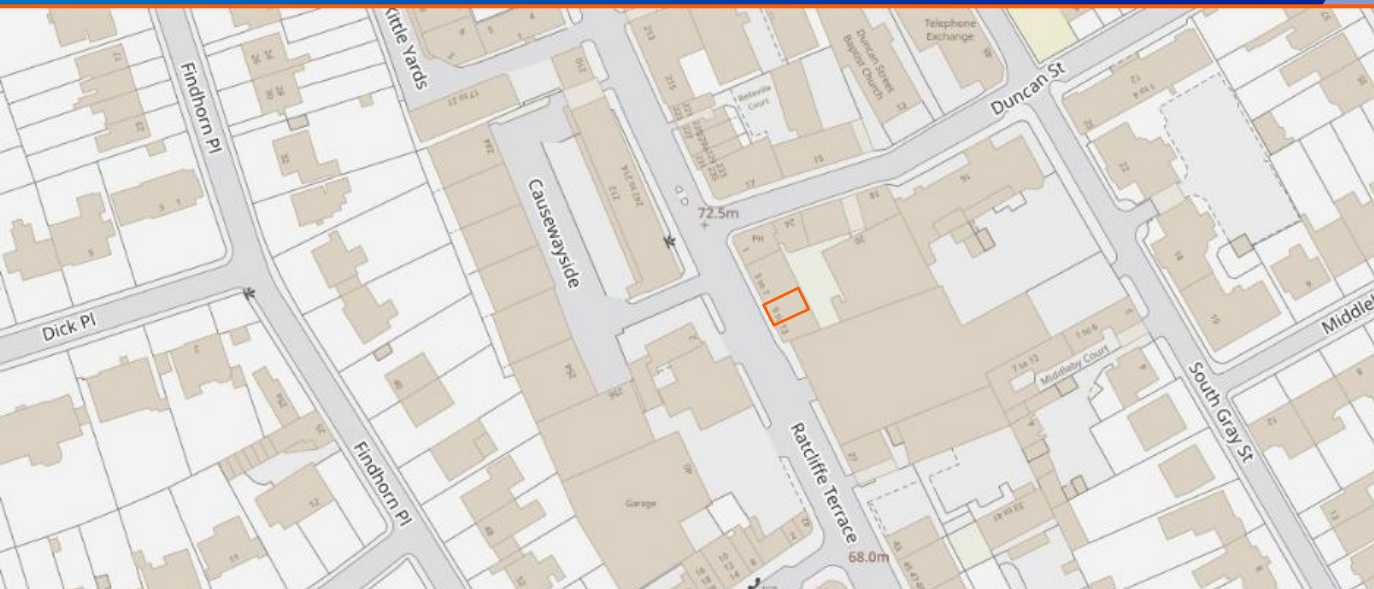
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Location

9 RATCLIFFE TERRACE, EDINBURGH, EH9 1SX



Location

The subjects are located approximately 1.5 miles from Edinburgh's city centre within the Newington area of Edinburgh. The Newington district is a vibrant neighbourhood that is an extremely popular residential location for students, young professionals and families.

More specifically, the property is located on the east side of Ratcliffe Terrace in the block bound by Duncan Street to the north and West Mayfield to the south.

The property benefits from excellent transport links with Ratcliffe Terrace acting as one of the main vehicular and pedestrian thoroughfares that leads high volumes of traffic from the south of Edinburgh and the bypass towards the city centre.

Additionally, the property offers convenient access to the City Centre, being within a 10-minute walk of the Old Town, which offers a wide range of commercial amenities and generates strong levels of footfall for the surrounding areas. Nearby operators include a number of well-established local businesses including the Milton Fry, Swany's, Kiva & Leslie's Bar.

Rarely available leasehold opportunity in a highly sought-after area



What 3 Words



Description

9 RATCLIFFE TERRACE, EDINBURGH, EH9 1SX



Description

The subjects comprise a Class 1A premises arranged over the ground floor and basement of a traditional four-storey stone-built tenement building.

The property benefits from an attractive, modern double-windowed frontage, providing excellent levels of natural light throughout the premises while also offering prominent branding and signage opportunities. Internally, the ground floor provides a well-presented and recently refurbished retail/office space, offering a flexible layout suitable for a variety of commercial occupiers, subject to obtaining any necessary planning consents. The basement provides a generous open-plan storage area, together with a WC compartment.

The premises represent a rarely available leasehold opportunity in a highly sought-after location within Edinburgh's popular Newington district, providing an excellent opportunity for occupiers seeking well-presented and adaptable commercial accommodation.

Accommodation

Description	m ²	ft ²
Ground Floor	33.87	365
Basement	36.66	395
TOTAL	70.53	760

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).

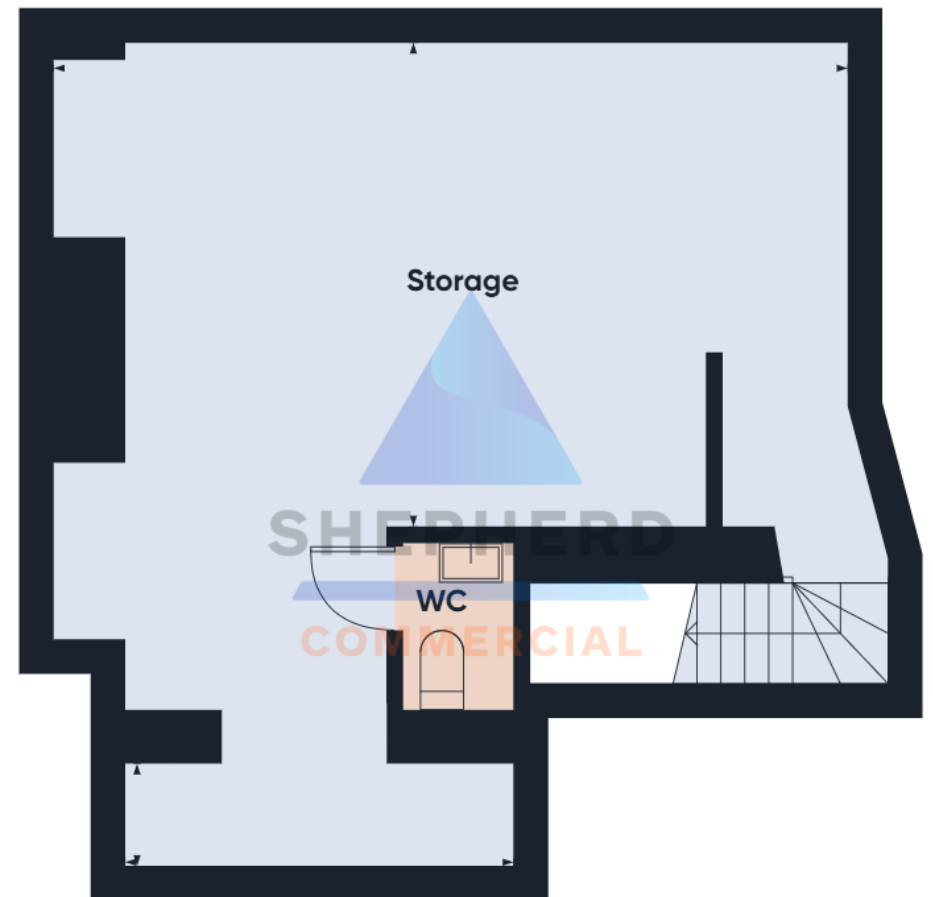


Floor Plans

9 RATCLIFFE TERRACE, EDINBURGH, EH9 1SX



Ground Floor



Basement



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 £11,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,100 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

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.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not VAT elected.

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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