TO LET

544 Gorgie Road
Edinburgh EH11 3AL



Retail Unit - To Let

Rent: Offers over £16,000 pa

Ground Floor: 780 sq ft

Location

The subjects are situated at the south-west end of Gorgie Road, between the bustling residential suburbs of Chesser and Saughton. Located approximately 3 miles from Edinburgh City Centre, the popular area is home to multiple national retailers and leisure operators as well as a number of local businesses. The premises occupy a single storey unit within a popular local shopping parade. Nearby occupiers include Pepe's Piri Piri, PureGym, Kwik Fit, Mr Shawarma and Black Dog Barbers.

Accommodation

The premises are arranged over ground level only and comprise the following approximate net internal area:

Ground Floor: 780 sq ft / 72.5 sqm

Lease

The premises are available by way of a new FRI lease.

Rent

Offers in excess of £16,000 pa are invited.

Rates

Rateable Value: £12,700
UBR (2026/27): £0.481
Rates Payable: £6,108 pa

Planning / EPC

The premises benefit from having Class 1A consent. An EPC Report is available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

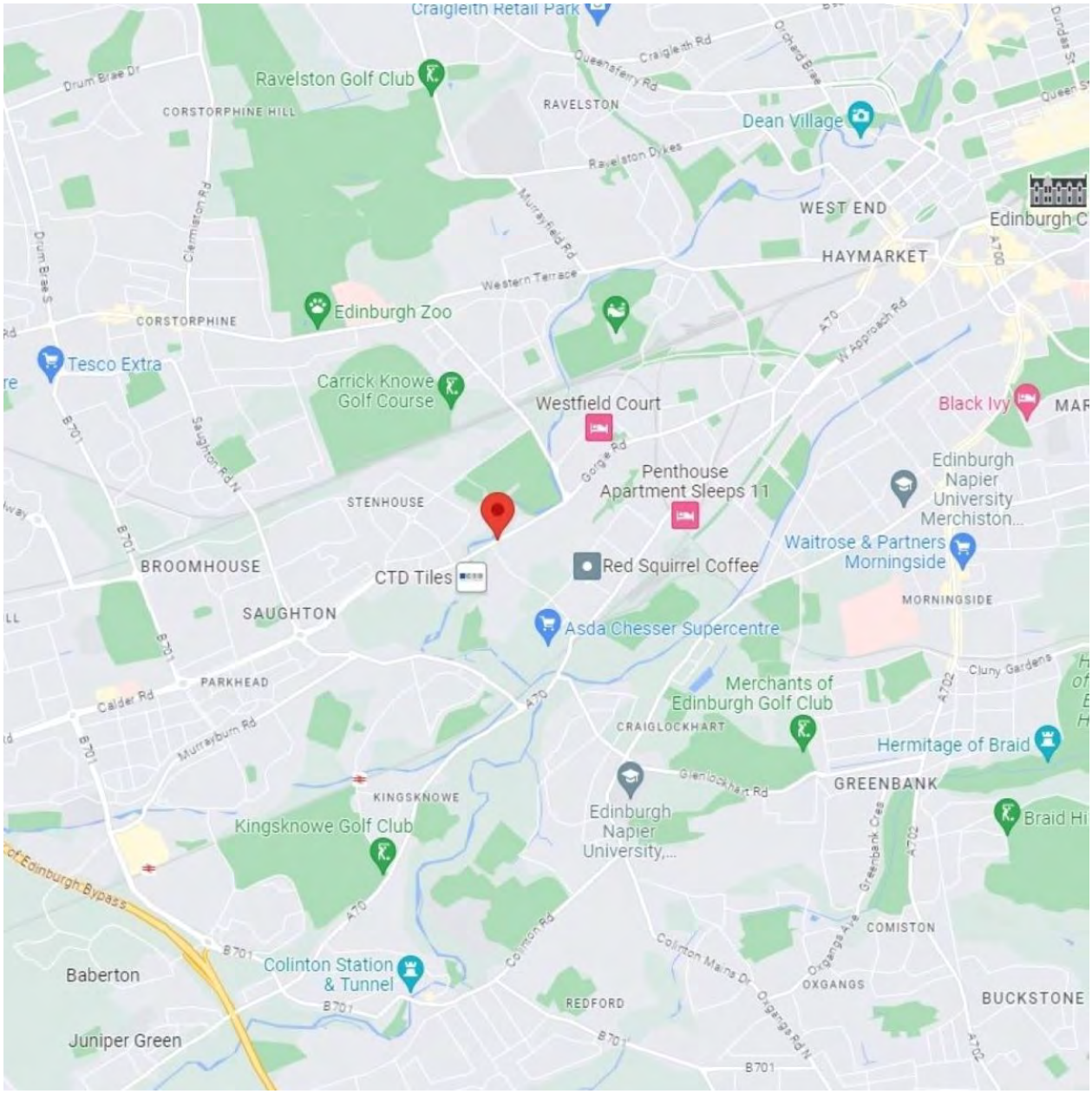
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.

ORINSEN

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