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PROMINENT RETAIL UNIT — TO LET

9 HOWARD STREET

CANONMILLS, EDINBURGH EH3 5JP

RENT	FLOOR AREA	TENURE
£17,000 pa	**540 sq ft**	**To Let**
Offers over · Excl. VAT	50.17 sqm · Ground Floor	New FRI Lease

0131 374 1111

LOCATION

The subjects are situated on Howard Street in the Canonmills district of Edinburgh, within an established mixed-use neighbourhood approximately 0.7 miles north of the city centre. Prominent bus routes give straightforward access to the city centre and Leith Walk.

The area benefits from consistent footfall from a dense residential population, with Broughton Street and the Tanfield office development close by. Neighbouring occupiers include **Edinburgh Tile Studio**, **The Gently Mad** and **Singapore Coffee House**, with a **Tesco Superstore** and the **Royal Botanic Garden Edinburgh** nearby.

DESCRIPTION

The subjects comprise a ground floor commercial unit with retail display frontage onto Howard Street, giving good visibility to passing traffic. The premises benefit from Class 1A consent and would suit a range of retail uses. Given the existing fit-out as a kitchen and interiors retailer, the unit may particularly appeal to homewares, design or interior consultancy operators, as well as beauty salons, barbers or professional services.

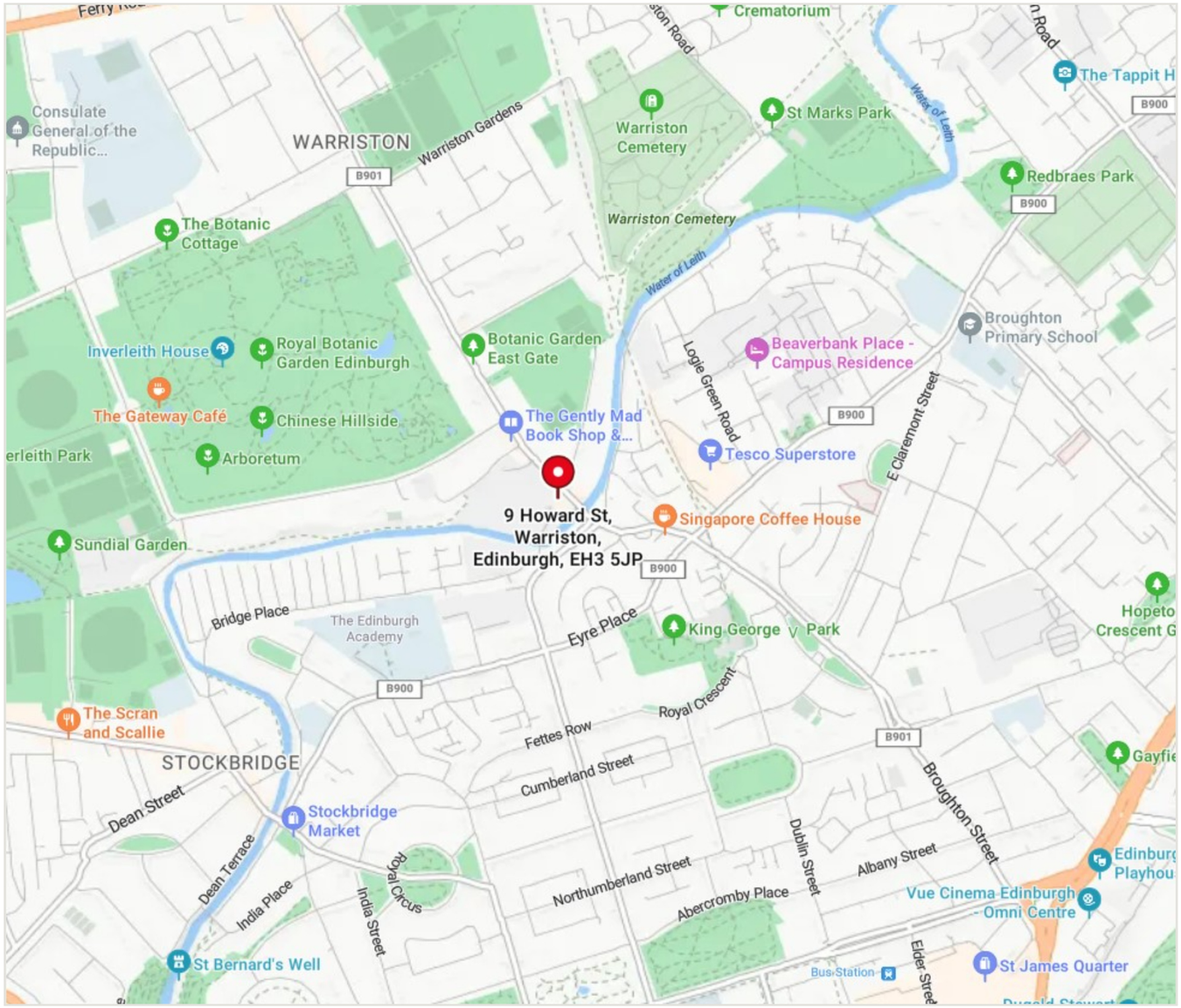




FURTHER INFORMATION

ACCOMMODATION	The premises are arranged entirely over ground floor level and comprise the following approximate area: - Ground Floor **540 sq ft (50.17 sqm)**
LEASE	New full repairing and insuring (FRI) lease for a term to be agreed. The unit is available from February 2027.
RENT	Offers over **£17,000 per annum** are sought, exclusive of VAT.
PLANNING	The premises benefit from Class 1A consent.
EPC	An EPC is available on application.
RATING	Rateable Value **£10,400** · UBR (2026/27) £0.481 · Rates payable **c.£5,002 pa**. An incoming occupier may be eligible for 100% Small Business Bonus Scheme relief, subject to individual circumstances.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful tenant will be required to provide identification documents at the relevant time.

LOCATION PLAN



VIEWING

Strictly by appointment through the sole agents.



Andy Bain

T 0131 374 1111
M 07770 524977
E abain@orinsen.com



Joe Stephenson

T 0131 374 1111
M 07580 519431
E joe@orinsen.com

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