# TO LET

9-10 Ormiston Terrace
Edinburgh EH12 7SJ




## Prominent Retail Unit - To Let

## Rent: Offers over £28,500 pa invited

## Ground Floor: 1,018 sq ft

### Location
Corstorphine is a busy and well-connected Edinburgh suburb, benefitting from excellent transport links via the A8 (St John's Road), one of the cities principal arterial routes linking the City Centre with Edinburgh Airport and the wider motorway network beyond. The location enjoys strong levels of vehicular and pedestrian footfall, serving a substantial residential catchment.

The subjects occupy a prominent position on Ormiston Terrace, boasting a large fully glazed frontage and large sales area. The area houses a vibrant mix of national and independent retailers, cafés and service operators, creating a strong trading environment. Nearby occupiers include Boots, Greggs, Co-op Food, McDonald's, Cafe Vigo and Toby Carvery.

### Accommodation
The subjects are arranged over ground floor only and comprise the following approximate net internal area:

Ground Floor: 1,018 sq ft / 94.61 sqm

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

### Rent
Offers over £28,500 pa are invited.

### Rates
Rateable Value: £23,100
UBR (2026/27): £0.481
Rates Payable: £11,111 pa

### Planning / EPC
The premises currently benefit from 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
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

90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@orinsen.com orinsen.com

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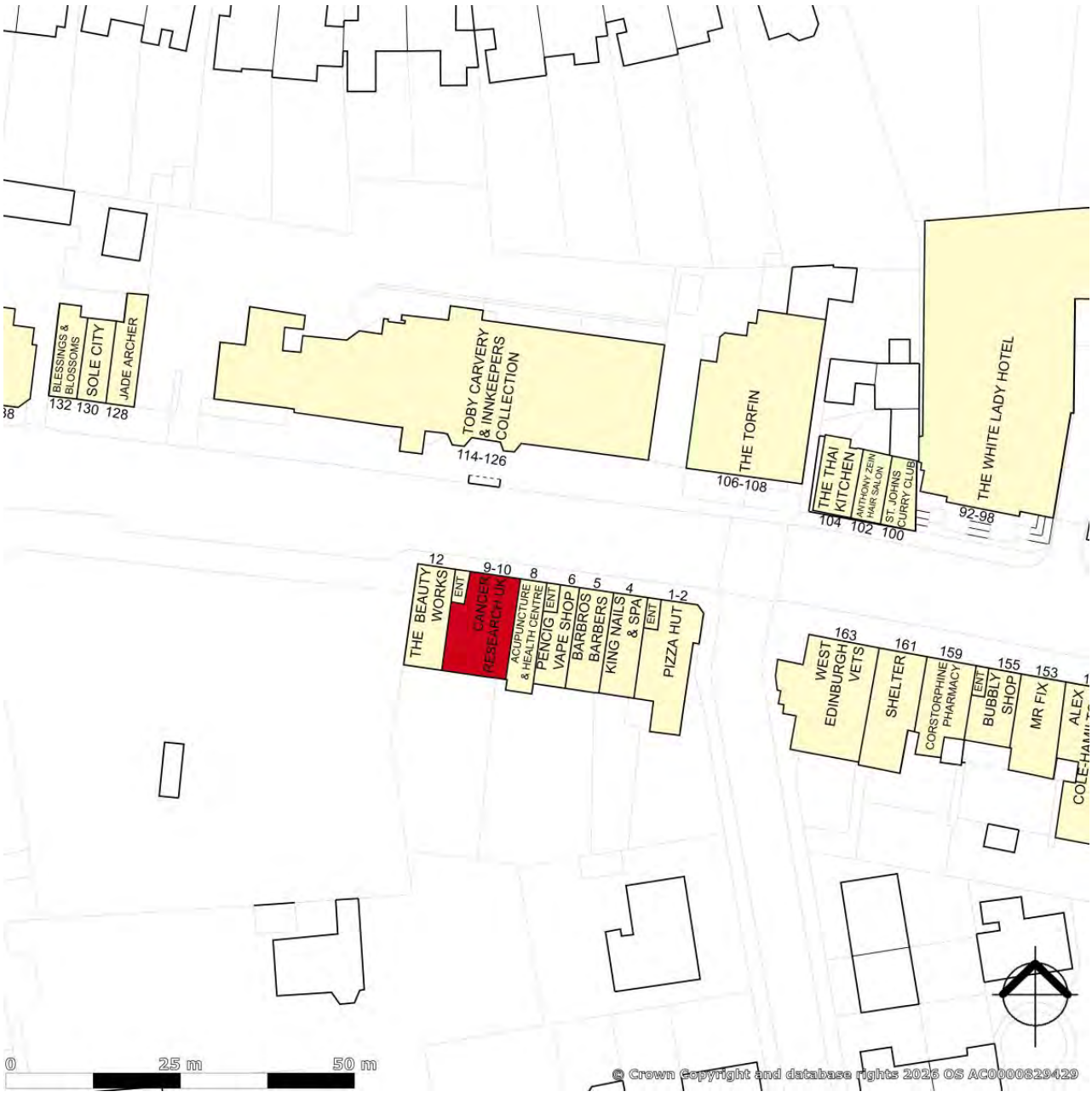


## Viewing strictly by appointment through ORINSEN


**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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**Publication: February 2026**