

Ryden

TO LET

RETAIL / OFFICE PREMISES
62 SQ M (667 SQ FT)



44B MAIN STREET
BALERNO
EDINBURGH
EH14 7EH

PROMINENT TOWN
CENTRE LOCATION

SUITABLE FOR A
VARIETY OF USES

POTENTIAL FOR 100%
BUSINESS RATES RELIEF

AVAILABLE IMMEDIATELY

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LOCATION

The subjects are located in Balerno which is a village on the outskirts of Edinburgh, Scotland situated 8 miles south-west of the city centre, next to Currie and then Juniper Green. The property is surrounded by a mix of local amenities and established businesses, including nearby convenience retail such as Scotmid Co-operative, as well as being close to community facilities.

DESCRIPTION

The subjects comprise a ground floor retail unit with storage and WC to the rear. The property offers a flexible and well-proportioned layout suitable for a variety of uses including retail, office, or professional services. The unit benefits from strong frontage onto Main Street, providing good visibility and accessibility for passing footfall.

ACCOMMODATION

The premises has been measured in line with the RICS Code of Measuring Practice (6th Edition) to provide a Gross Internal Area of approximately 62 sq m (667 sq ft).

EPC

Available on request.

LEASE TERMS

The premises are held on a 15 year FRI Lease that expires on the 25th March 2033. The passing rent is £17,865 per annum exclusive of VAT with a rent review in March 2028. Our client is seeking to assign their lease and may consider sub-leasing. Further information is available from the sole letting agents.

BUSINESS RATES

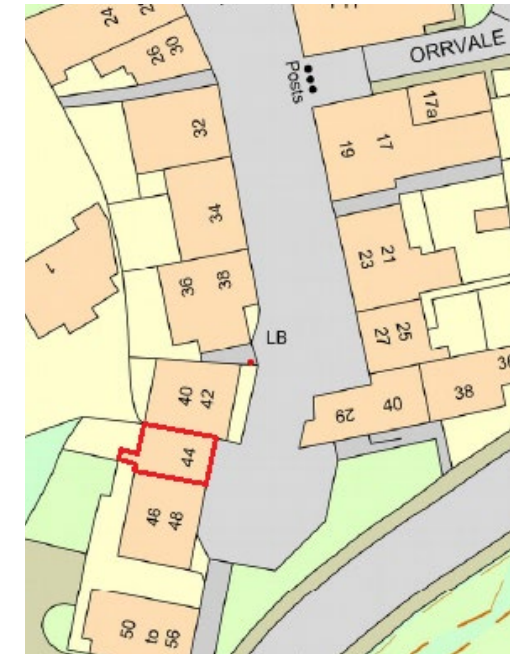
We are advised by the local Assessor the property currently has a Rateable Value of £7,400 which results in rates payable (2025/26) of approximately £3,700 per annum. Interested parties are advised to make their own enquiries with regards to any relief via the Small Business Rates Relief Scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon. All prices quoted are exclusive of VAT.

VAT

All prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



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GET IN TOUCH

Please get in touch with our letting agent for more details.

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