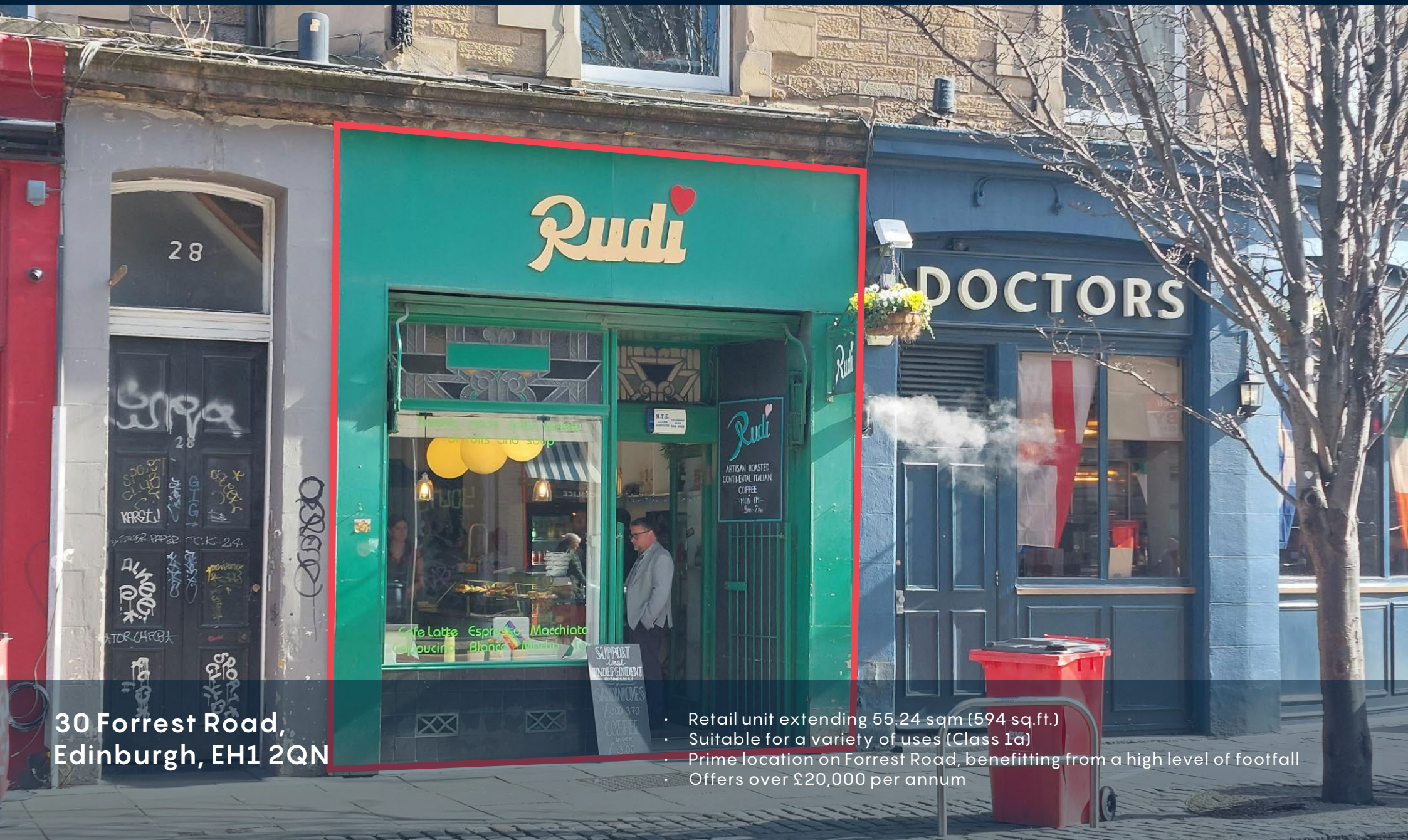


TO LET
RETAIL PREMISES



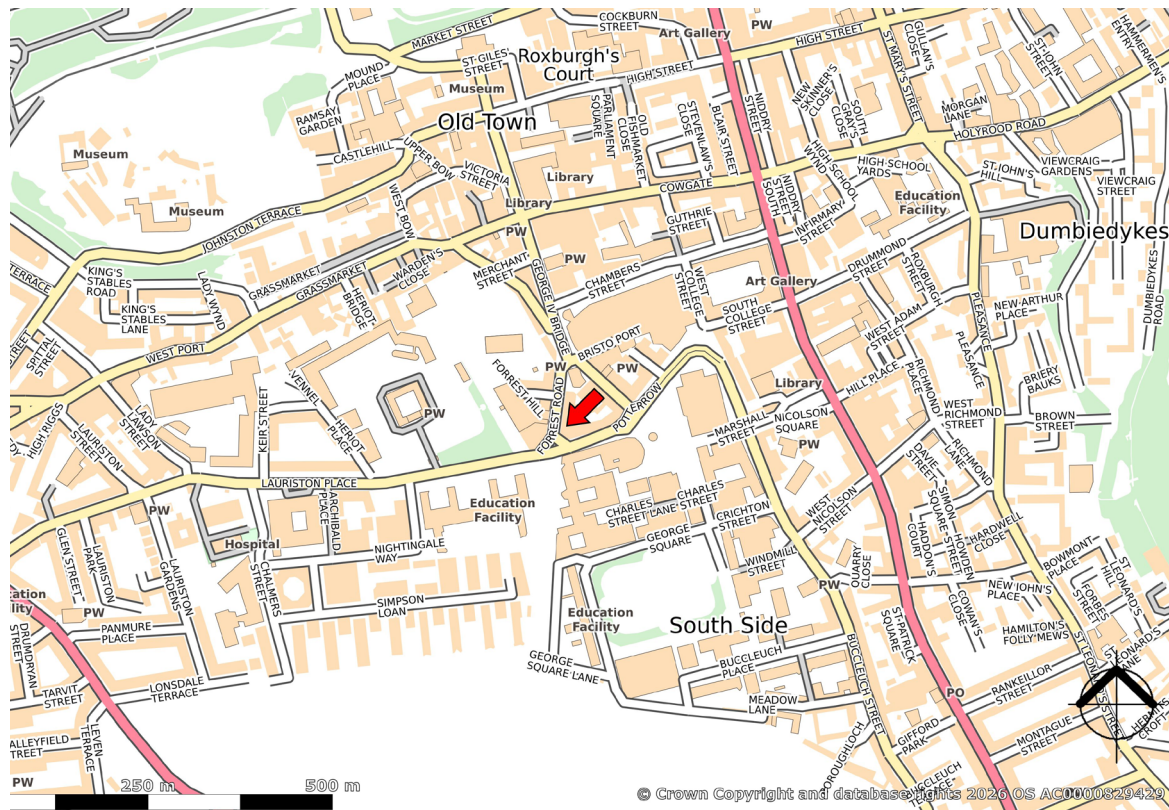
30 Forrest Road,
Edinburgh, EH1 2QN

- Retail unit extending 55.24 sqm (594 sq.ft.)
- Suitable for a variety of uses (Class 1a)
- Prime location on Forrest Road, benefitting from a high level of footfall
- Offers over £20,000 per annum

LOCATION

The subjects lie on Forrest Road, situated on the southern edge of Edinburgh's historic Old Town and within close proximity to the University of Edinburgh's main George Square campus. The surrounding area is characterised by a vibrant mix of academic buildings, student accommodation, residential tenements, and an established leisure and hospitality offering, creating strong levels of daytime and evening footfall.

Forrest Road forms a key route linking Teviot Place, Bristo Place and Lauriston Place, and benefits from excellent connectivity to the wider city. The location is well served by numerous bus routes and is also highly walkable, with many of the city centre's core amenities and green spaces such as the Meadows within comfortable walking distance. Nearby occupiers include Kushi's, Tortilla, Greggs, Civerinos Slice, Subway, Thomas J Wallis Café and Alandas Gelato.



DESCRIPTION

The subjects comprise a ground floor and basement retail unit forming part of a C-Listed four storey tenement building, surmounted by a pitched and slated roof. The unit benefits from a prominent main glazed frontage, providing strong visibility and presence onto Forrest Road.

Internally, the accommodation provides a well presented open plan sales area to the front, featuring a prep area to the rear before steps allowing access to the basement. The basement is laid out to provide storage and WC facilities.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Ground	29.04	312
Basement	26.20	282
Total	55.24	594

RENT

Offers over £20,000 per annum (exclusive of VAT).

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring (FRI) lease.

EPC

Available upon request.



RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £11,300. The new rateable value which comes into effect from April 2026 is £14,100.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction.

To arrange a viewing please contact:



CORANN HENDERSON
Graduate Surveyor

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MURDO MCANDREW
Associate

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.