

TO LET

CLASS 1A PREMISES

Located in the Newington district of
Edinburgh

Offers over £10,000 per annum

Situated in a popular student area with
close proximity to the University of
Edinburgh facilities

Qualifies for 100% Small Business
Rate Relief

Premises extend to 50.90 sqm (547
sqft)

Suitable for a variety of occupiers
subject to the necessary planning
consents



WHAT 3 WORDS



33 CAUSEWAYSIDE, EDINBURGH, EH9 1QF

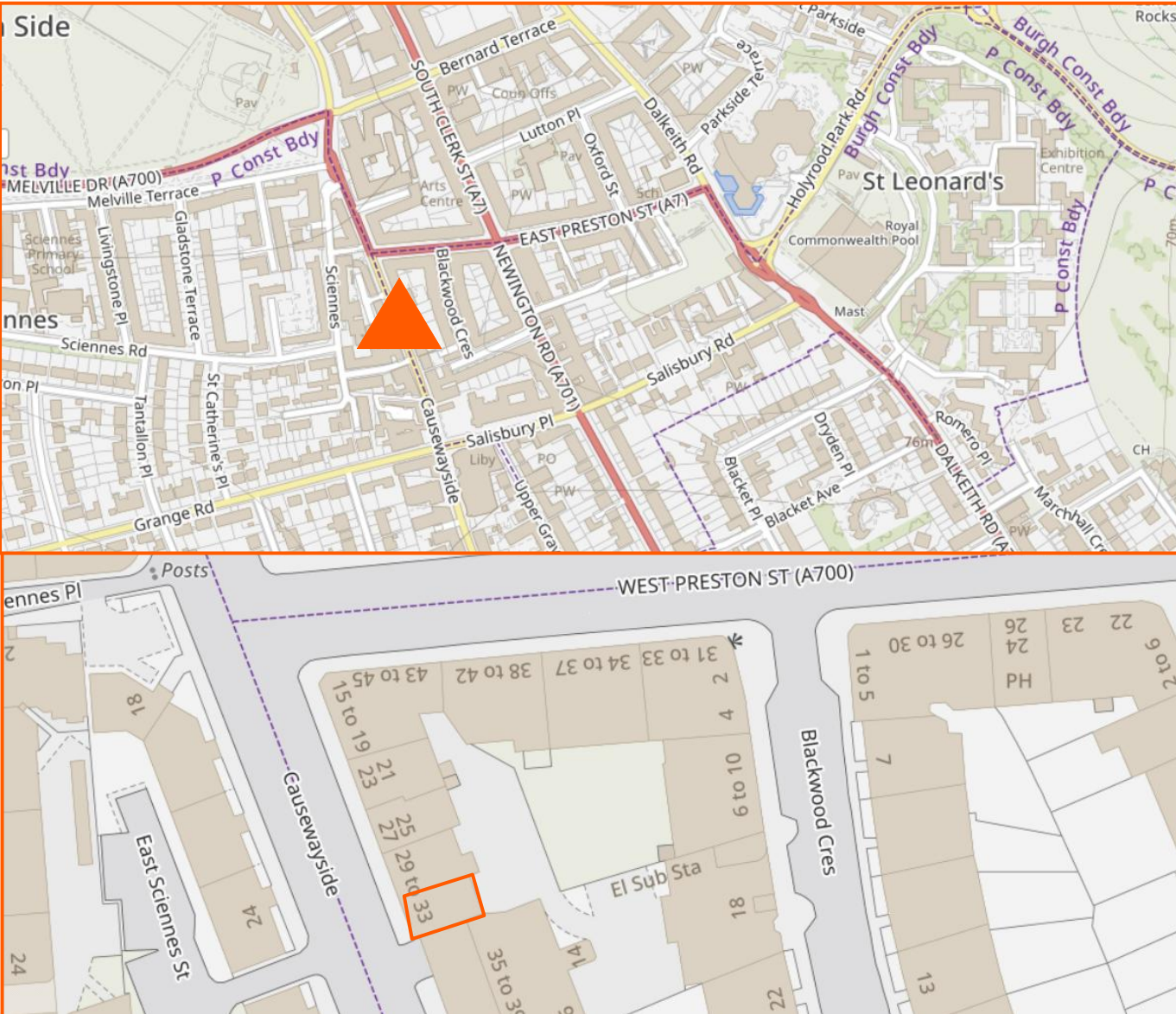
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Location

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Location

The subjects are located approximately 1.5 miles from Edinburgh's city centre within the Newington area of Edinburgh. The Newington district is a vibrant neighbourhood that is an extremely popular residential location for students, young professionals and families.

More specifically, the property is located on the east side of Causewayside in the block bound by West Preston Street to the north and Salisbury Place to the south.

Causewayside forms part of a main vehicular throughfare running south from the Meadows towards the city bypass, carrying large volumes of pedestrian and vehicular traffic. The property is within walking distance to the Meadows, Edinburgh University, and George Square University facilities, as well as many local amenities. The nearby occupiers include Sainsburys, Majestic Wine, Meadows Tap Public House and Lorrain Graham Flowers.

Rarely available leasehold opportunity in a highly sought-after area

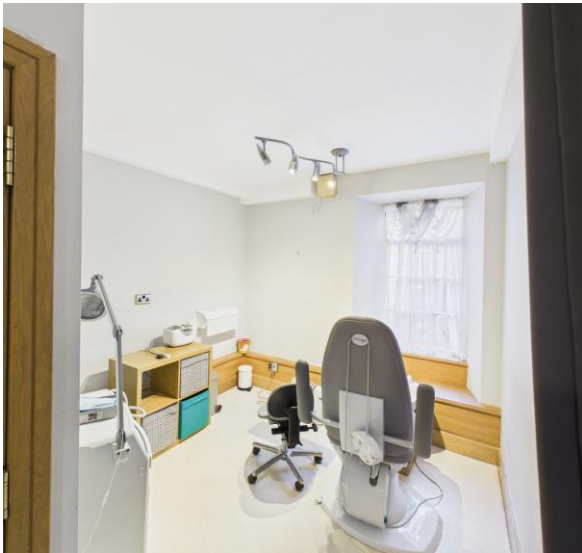


Google Maps



Description

33 CAUSEWAYSIDE, EDINBURGH, EH9 1QF



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a three-storey and attic tenement building. The property has an attractive double windowed frontage, allowing natural light to flow throughout the premises as well as offering excellent branding opportunities.

Internally, the accommodation comprises of a bright front shop area, tea preparation room & multiple treatment rooms to the back shop. There are W/C facilities to the rear.

The configuration of the property provides opportunities for professional services, retail or office use.

Accommodation

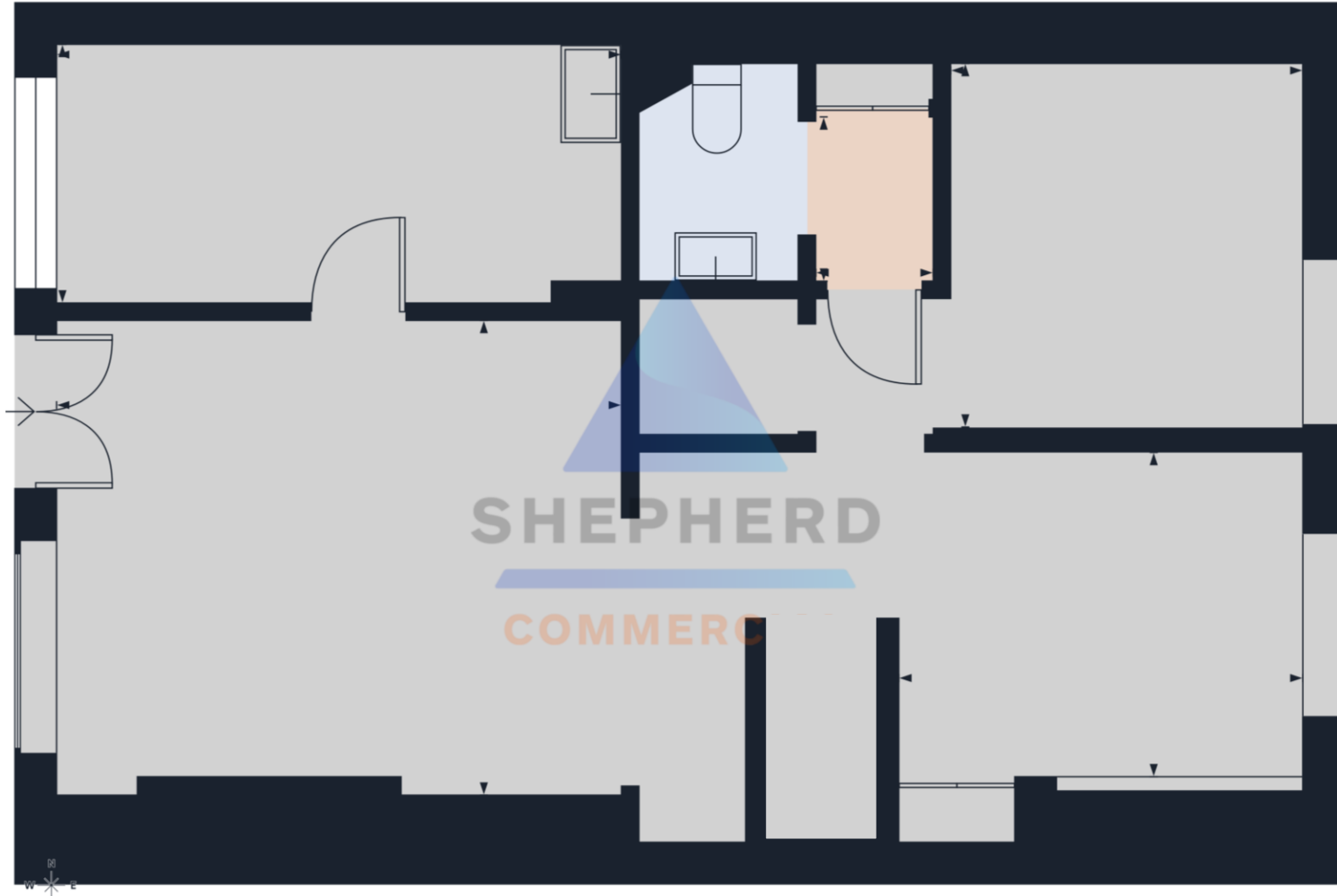
Description	m ²	ft ²
Ground Floor	50.90	547
TOTAL	50.90	547

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

33 CAUSEWAYSIDE, EDINBURGH, EH9 1QF





Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £10,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £8,100 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

As of April 2026 the proposed rateable value is £10,800.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **March 2026**



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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