



ime DJK Group Ltd
 12 Home Street
 Edinburgh
 EH3 9LY

To Let
 £15,240 Per Annum

123 Corstorphine Road, Edinburgh EH12 5PZ

Class 3–Food&Drink

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Location

The subjects occupy a prominent position on Corstorphine Road, one of Edinburgh's principal arterial routes linking the city centre with the west of the city and beyond. Situated within a well-established commercial pitch, the property benefits from strong passing traffic, excellent visibility, and a popular mix of surrounding local businesses, leisure destinations and residential neighbourhoods. The location is exceptionally well served by frequent bus routes along Corstorphine Road, providing straightforward access to the city centre, Haymarket, Murrayfield and Edinburgh Airport. With key routes such as Glasgow Road, St Johns Road and the A8 corridor nearby, the property enjoys excellent connectivity and a strong trading position within a busy and accessible part of the capital.

Description

The property forms part of an attractive terraced row and benefits from direct main door access into a well-presented ground floor frontage. Currently fitted out as an Indian style takeaway, the unit enjoys strong street presence, excellent signage opportunities, and a layout that naturally supports both takeaway and casual sit in trade. The front of house area space accommodates a well designed waiting/serving zone along with several tables and chairs for those wishing to dine on site offering a valuable dual setup rarely available in this location. To the rear, the fully fitted kitchen accessed via a double swing door is arranged to suit the current operator but offers the flexibility to support a wide range of cuisines with minimal adaptation. The basement level provides a highly usable storage area, complete with practical shelving for storage and housing a combi boiler, and a window making it ideal for stock management and operational efficiency. Overall, this is an opportunity for an ambitious operator to step into a stylish, fully equipped hot food premises with exceptional potential. A new tenant could easily elevate the business to the next level.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area over ground and basement floors:

- Total 68 sq. m (732 sq. ft)
- Ground 53 sq. m (570 sq. ft)
- Basement 15 sq. m (161 sq. ft)

Rent Price

We are seeking a rent of £15,240 per annum on full repairing and insuring lease

EPC

Available upon request

Utilities

The property is served by mains Electricity and Water

Rent Price

The rent is £15,240 per annum on Full Repairing and Insuring (FRI) lease terms. There are approximately 14.5 years remaining, the lease runs until 2040.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £15,500. The uniform business rate for the current year is £0.49 pence in the pound (as of April 2026).

Entry

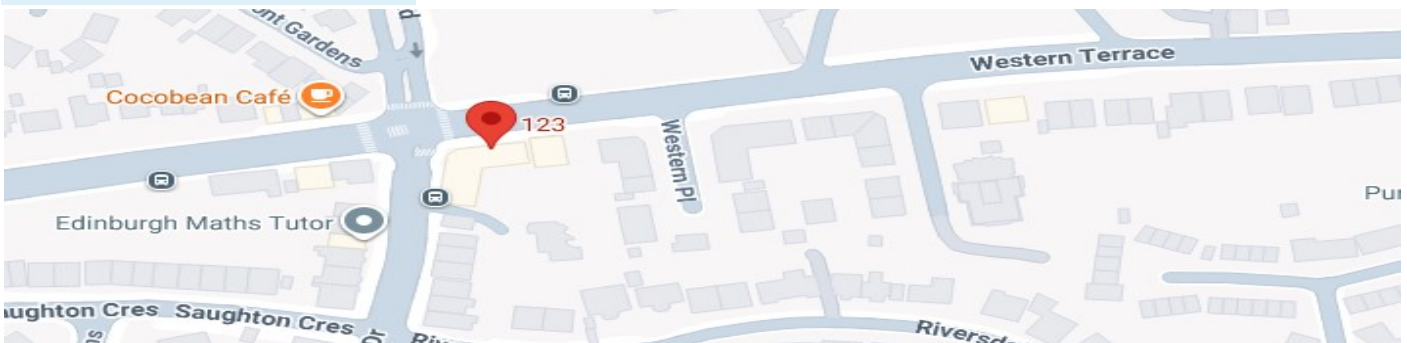
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation, and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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