

Ryden

TO LET

GROUND FLOOR RETAIL UNIT
86 SQ M (923 SQ FT)



118B OCEAN DRIVE
EDINBURGH
EH6 6JJ

EXCELLENT LOCATION
FOR TRANSPORT LINKS

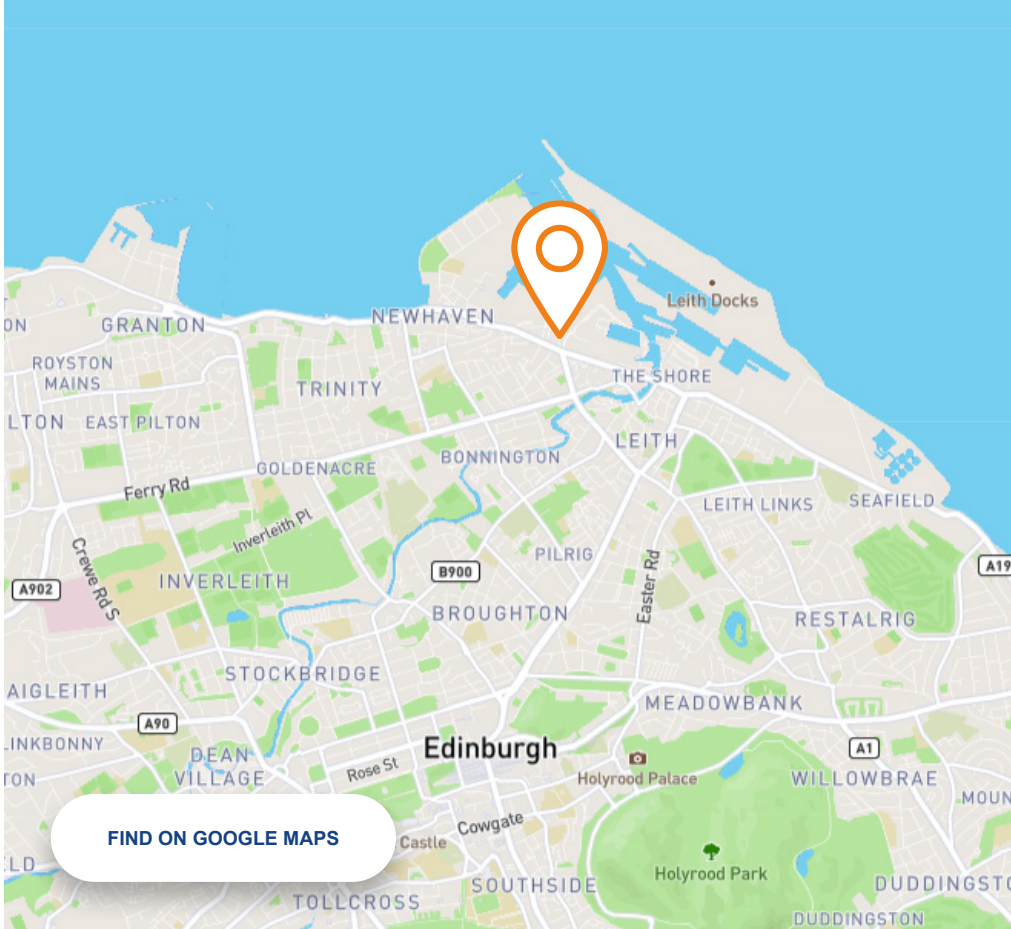
PART OF THE DOCKSIDE
WATERFRONT
REDEVELOPMENT

NEW LEASE ON
FLEXIBLE TERMS

RENTAL OF £18,000 PA

DEDICATED TRAM
STOP AT LEITH

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Ocean Drive is an area located in Leith, approximately 2.5 miles north-east of Edinburgh City Centre and is part of the Albert Docks 'Dockside' waterfront redevelopment. The subjects are situated in close proximity to Ocean Terminal, a large shopping and leisure complex which is due to undergo a substantial upgrade, and will enhance the area further.

The area offers a vibrant mix of amenities including restaurants, bars, shops and a cinema.

The location benefits from an excellent public transport network, with nearby Commercial Street, one of the main arterial routes from which bus access can be gained to all areas of the city. There is also a tram stop on the extended Edinburgh Trams route to Newhaven, which significantly improves access from Leith to Edinburgh's city centre.

DESCRIPTION

The subjects comprise a ground floor retail unit within a residential development. Adjacent occupiers include Ocean Drive Dental Care, Kumon, Vitaliteeth Dental Spa, Ocean Orthodontic Clinic and Ocean Terminal Shopping Centre. Places of interest include the Royal Yacht Britannia which is berthed at Whisky Key.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	86	923

RENT

Rental offers of £18,000 per annum are invited.

LEASE

A new lease will be available for a term to be agreed, on a Full Repairing and Insuring basis.

EPC

An EPC certificate is available upon application.

RV

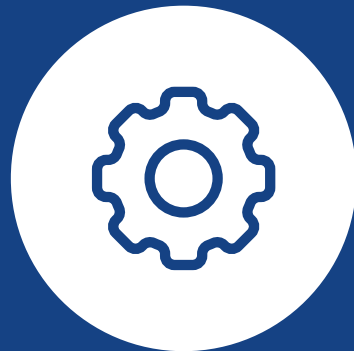
To be assessed.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





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RETAIL UNIT**
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(923 SQ FT)**

GET IN TOUCH

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

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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 of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **June 2025**

