



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**To Let**  
£12,500 per annum

## 50b Moredunvale Road, Edinburgh EH17 7RZ

Class 1A

T: 0131 629 5050 | E: [commercial@imedjk.co.uk](mailto:commercial@imedjk.co.uk) | [www.imedjk.co.uk](http://www.imedjk.co.uk) | Follow us @imeproperty

## Location

The property is located on Moredunvale Road within a well-established residential and commercial area of Edinburgh. This location benefits from strong local footfall and excellent transport links, including regular bus services connecting to the city centre and surrounding districts. The area is supported by a mix of local retailers, convenience stores, and service providers, creating a vibrant trading environment.

A key advantage of this property is its **proximity to the Edinburgh Royal Infirmary**, one of Scotland's largest hospitals and a major employment hub. The hospital is approximately 1 mile away, ensuring a steady flow of potential customers and staff in the vicinity. The surrounding area also includes schools, community facilities, and dense residential housing, further enhancing the catchment for retail and office uses.

## Description

The subjects are configured over the ground floor and basement and comprise a single windowed retail unit, with three floors of residential properties above. Formerly a print design shop, the unit benefits from a rectangular open plan sales area to the front with a partition wall leading to the back shop, if this partition was removed it would open up to a large useable retail space suitable for most kinds of businesses.

The basement is located via a set of stairs at the rear left hand-side. The WC is located here and a small kitchen area, the rest of the basement is shelved, which would be ideal for stock.

### Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 55sq. m (592sq. Ft)

### Rent

The rent sought is £12,500 per annum on full repairing and insuring terms and conditions.

### EPC

The Energy Performance Certificate rating is currently pending.

### Utilities

The property is served by electricity, and water.

### Lease Terms

The rent sought is £12,500 per annum on full repairing and insuring terms and conditions.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a rateable value of £5,400. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

### 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 DJK Group Ltd 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 term of them.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.