

# Ryden

## TO LET

COMBINED RETAIL & WAREHOUSE  
PREMISES  
802 SQ M (8,631 SQ FT)



60-64  
GORGIE ROAD  
EDINBURGH  
EH11 2NB

OPPORTUNITY TO LEASE  
DOUBLE FRONTED RETAIL  
SPACE WITH WAREHOUSE  
TO THE REAR

PROMINENT POSITION ON  
BUSY A71 THOROUGHFARE

SUITABLE FOR ALTERNATIVE  
USE, SUBJECT TO PLANNING

AVAILABLE IMMEDIATELY

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## DESCRIPTION

The subjects consist of a combination of road fronting retail space and warehouse premises to the rear. The premises provide a rare opportunity to secure a shop frontage with ample workshop/storage space, accessible via a separate vehicle access point.

## RETAIL UNIT

The terraced retail unit is highly prominent and benefits from a road fronting window display.

Previously used as a pharmacy, the unit is made up of a retail counter with storage to the rear and a number of smaller treatment and consultation rooms off the main shop floor.

The subjects benefit from a suspended ceiling with integrated strip lighting. There is an integrated HVAC system and the space is fully alarmed with an internal CCTV system.

There are WC facilities and a tea-prep area to the rear of the space.

## WAREHOUSE

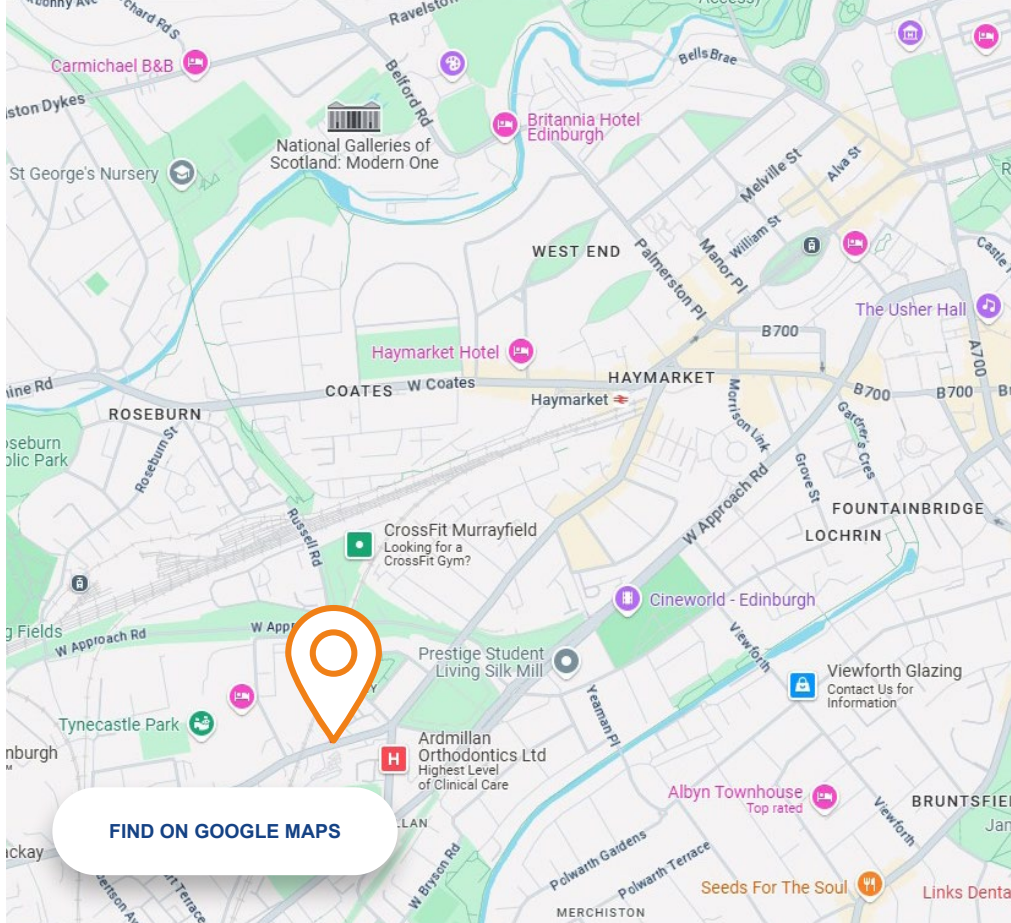
The warehouse section is located to the rear of the terraced retail parade and accessed via a covered vehicle access point from the main road.

The warehouse is formed of steel frame and brickwork walls under a pitched felt and timber roof.

The premises are of the following specification:

- Concrete Floor
- Fluorescent roof lights
- Open plan and separate storage space
- WC facilities
- Kitchen facilities
- Good natural daylight

Access is taken through a pend passageway through the building with an up and over commercial roller shutter door. Eaves height in the unit is circa 5m throughout. The warehouse is also equipped with some temporary office accommodation.



## LOCATION

The subjects are situated in the popular Gorgie district of Edinburgh. The property is located approximately 1.5 miles west from Edinburgh city centre and 4 miles east of the Edinburgh City Bypass (A720). The property benefits from a direct transport link into the city centre via the A71. Additionally, the occupier would benefit from easy access across the central belt via the bypass onto the M8, connecting Edinburgh to West Lothian towns and Glasgow.

Gorgie is a well-established area known for its convenient location and is particularly attractive to young professionals and students. Gorgie Road is a direct extension of Dalry Road, leading to the West End and Haymarket district. It's well-served by public transport, including bus links along Gorgie and Slateford Roads.

## ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition)

The subjects have the following areas:

DESCRIPTION	SQ M	SQ FT
RETAIL UNIT	72	773
WAREHOUSE	730	7,858
<b>TOTAL</b>	<b>802</b>	<b>8,631</b>

## LEASE TERMS

The premises are available immediately on a new full repairing and insuring lease. Pricing will be provided upon request. For further information on lease terms please get in touch with the sole letting agents.

## BUSINESS RATES

According to the Scottish Assessors' Association website, the warehouse and retail subjects are noted to have the following Rateable Values below.

It should be noted under the terms of the Small Business Bonus Scheme, the retail subjects may be eligible for 100% rates relief.

DESCRIPTION	RV
<b>60 GORGIE RD (WAREHOUSE)</b>	<b>£26,000</b>
<b>62-64 GORGIE RD (RETAIL)</b>	<b>£12,000</b>

## EPC

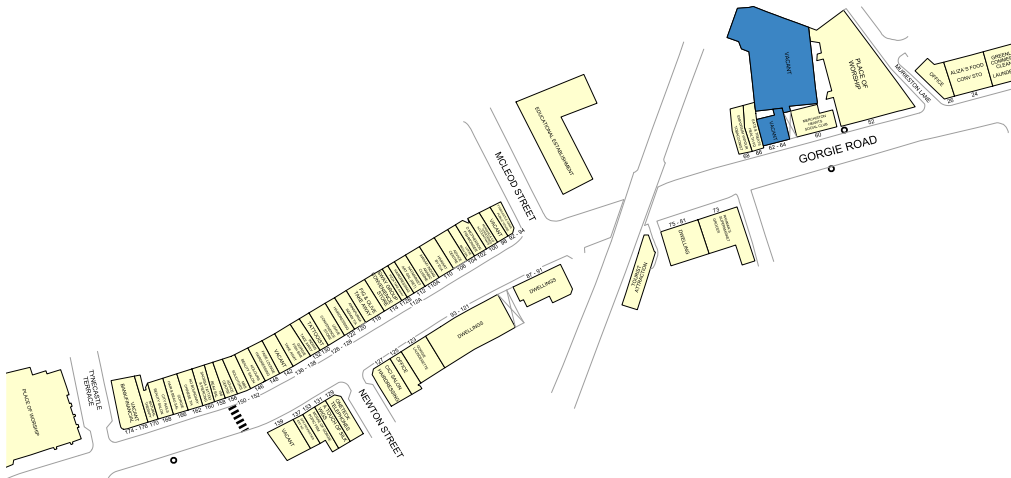
The retail section has been awarded with an EPC rating E. An EPC rating for the garage section is available on request.

## LEGAL COSTS

In the normal manner, each party will be responsible for their own costs incurred with the tenant being responsible for VAT, Land and Buildings Transactional Tax and any registration dues.

## VAT

All prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).



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# GET IN TOUCH

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

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# Ryden

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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. **July 2025**

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