

Ryden

TO LET

MODERN OFFICE / STUDIO / RETAIL
97 SQ M (1,045 SQ FT)



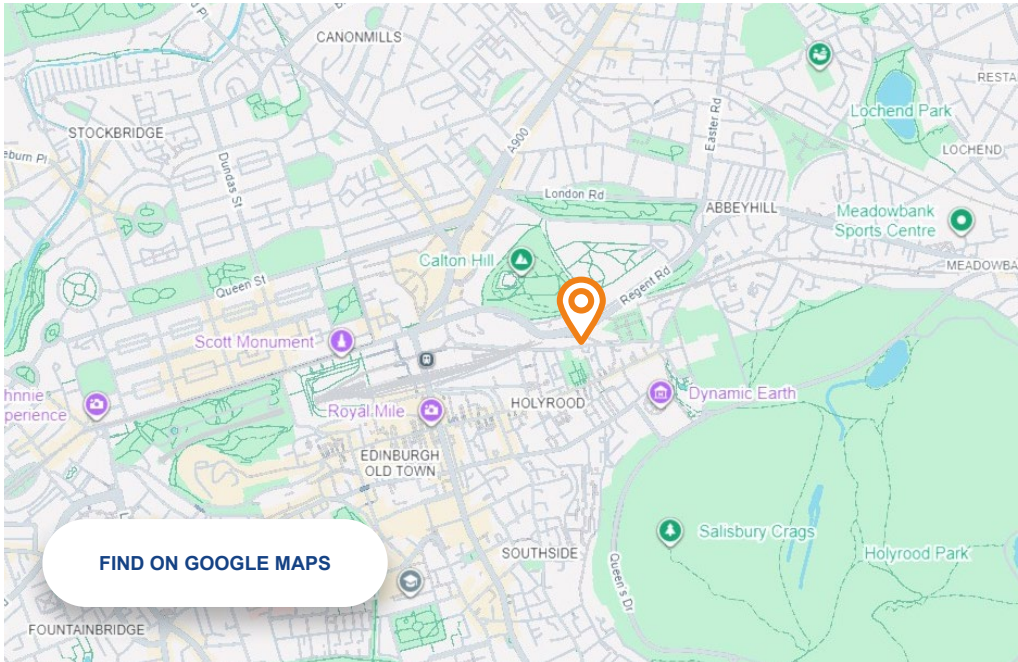
**BREWERS COURT
63 CALTON ROAD
EDINBURGH
EH8 8DP**

**SELF-CONTAINED MAIN
DOOR PROPERTY**

**PROMINENT ROAD
SIDE LOCATION**

**SUITABLE FOR A
VARIETY OF USES**

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LOCATION

The property is located to the east of the city centre in Edinburgh's Old Town, a mixed use location, which benefits from stunning views of Calton Hill and Arthurs Seat.

Calton Road is a short distance from Edinburgh's major transport links, with tram and bus stops on Princes Street and Waverly train station approximately a 10 minute walk away.

The location benefits from a wide range of amenities including retail, leisure and dining mainly on Edinburgh's Royal Mile, which is only a 2 minute walk away. In addition, the property is within close proximity to the City of Edinburgh Council headquarters, the Scottish Parliament building along with a number of prestigious office occupiers.

Pay and display parking is also available along Calton Road along with multi-storey car parks at Holyrood Road, New Street and Greenside Place.

USE

The property was previously occupied as a tattoo / hair studio, but has potential for a variety of uses, subject to planning, including office, retail, hairdressing, café.

BUSINESS RATES

We are advised by the local Assessors the property currently has a Rateable Value of £23,800 which results in rates payable (2026/27) of approximately £11,447.80. Interested parties are advised to make their own enquires with regards to any relief via the Small Business Rates Relief Scheme.

TERMS

A new lease is available for a period to be agreed at an initial rent of £22,500 per annum exclusive.

EPC RATING

Available upon request.



DESCRIPTION

The available property comprises a self-contained ground floor unit. The property benefits from a prominent location fronting directly onto Calton Road and benefits from excellent natural daylight via full height glazing to front elevation.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal area measures as follows:

Description	SQ M	SQ FT
Ground Floor	97	1,045

VAT

The property is VAT registered.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

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GET IN TOUCH

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

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