

TO LET

RETAIL (CLASS 1A) / APPROVED PLANNING FOR HOT FOOD CONSENT (CLASS 3)

 **GRAHAM
SIBBALD**



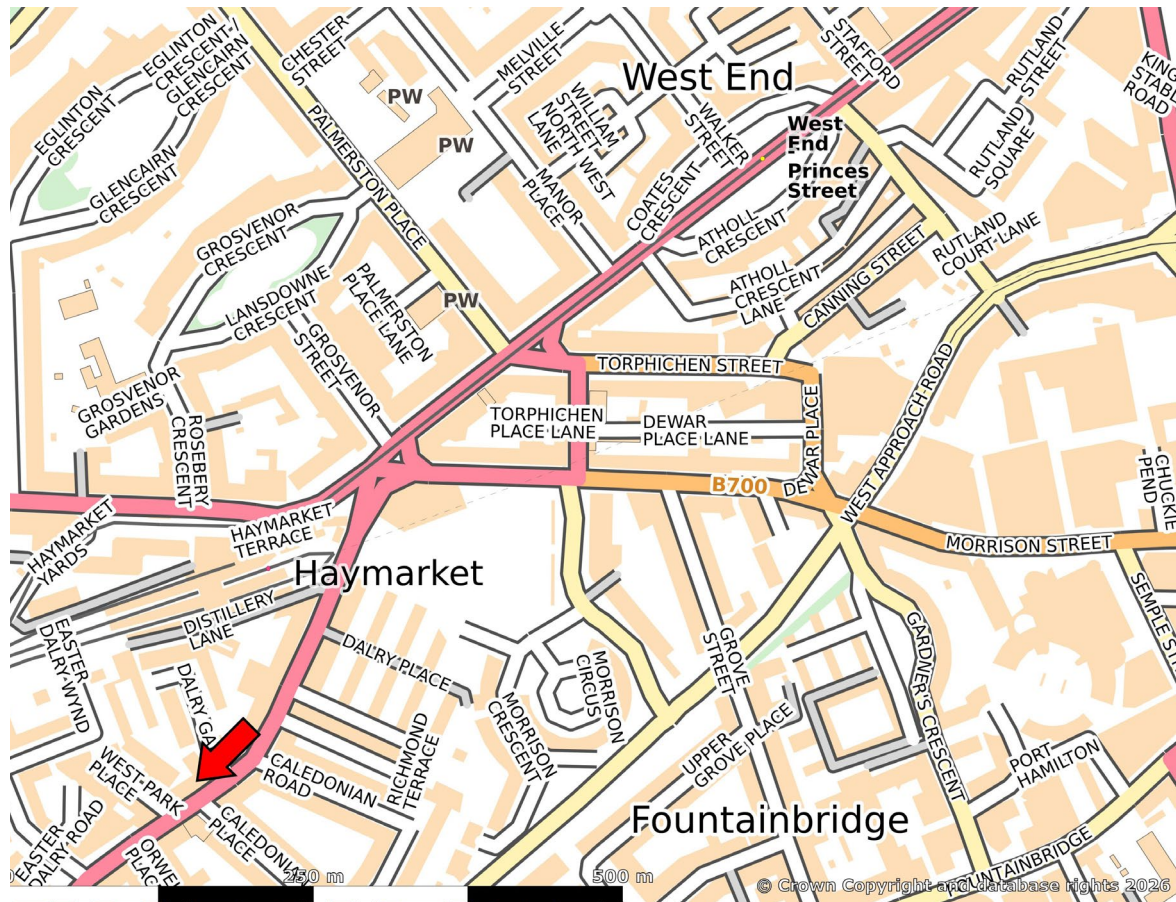
**Former Haymarket Picture House,
90 Dalry Road,
Edinburgh,
EH11 2AX**

- Retail accommodation arranged over GF & 1st Floor extending to 120 sq m (1,291 sq ft)
- Well suited for a variety of retail uses, including café /casual dining operators
- Planning permission approved for restaurant (class 3) use (Ref No. 25/00116/FUL)
- Prominent location in close proximity to Haymarket & New Haymarket
- Offers over £39,000 per annum (VAT Exempt)

LOCATION

The subjects are prominently located on Dalry Road in close proximity to Edinburgh city centre. Dalry Road itself is a busy thoroughfare connecting Edinburgh's West End to Gorgie and benefits from high levels of footfall and vehicular activity.

The area is populated with a mix of students, young professionals, and long-term residents and has recently benefitted from one of Edinburgh's most exciting mixed use developments – New Haymarket which on completion will deliver more than 380,000 sq ft of office space along with hotel accommodation totalling 365 bedrooms and provision for 40,000 sq ft of retail space.



The property is also within a 5-minute walk from Edinburgh Haymarket Train Station and Tram Stop, offering easy public transport options to and from the city centre.

DESCRIPTION

The current shop occupies the ground and first floor levels of what remains of Edinburgh's second oldest cinema, The Haymarket Picture House. Built in 1912, the building operated as a cinema until 1964 and since then has been home to a variety of occupiers over the years for retail usage, offering flexible space suitable for a range of Class 1A occupiers.

In May 2025 planning permission was approved to alter and change the use of the premises from a Class 1A retail unit to form a restaurant (Class 3). The proposal is to form a restaurant with seating for diners spread across the ground floor of the premises with toilet facilities being located primarily on the ground floor with further staff / storage facilities available on the first floor.

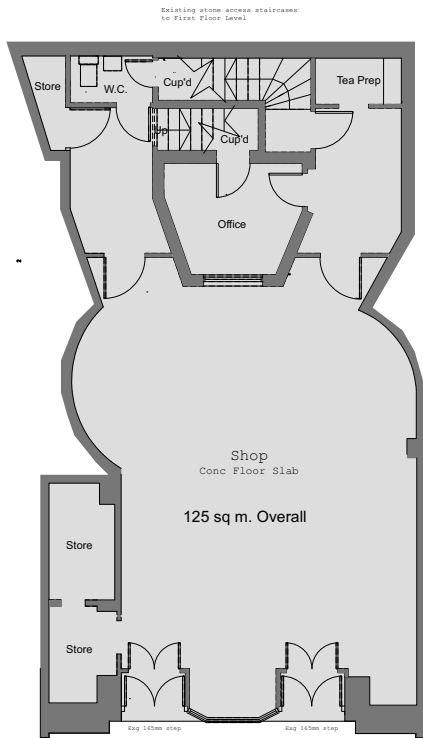
The property will be available in 'white box' condition with an ingoing tenant being responsible for their own fit out and installing relevant kitchen facilities and extraction systems.

Further information on planning can be found on the Edinburgh city council planning portal (25/00116/FUL)

ACCOMMODATION

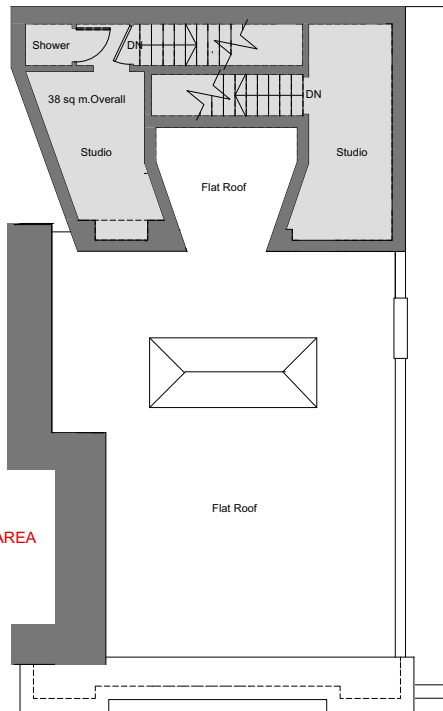
According to plans provided to us and cross referenced with the Scottish Assessors Association website the property extends to the following areas:

GIA: 120 sq m (1,291 sq ft).



1:50 GROUND FLOOR LAYOUT PLAN AS EXISTING

APPLICATION SITE OVERALL AREA
GF + 1F = 163 SQ.M.



1:50 FIRST FLOOR LAYOUT PLAN/ROOF PLAN AS EXISTING

EXISTING PLANS

RENT

We are seeking offers over £39,000 per annum (VAT Exempt) on a standard minimum 10 year (break at year 5) FRI lease.

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £15,900. However, the proposed value effective from the 1st of April 2026 is £19,100.

LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



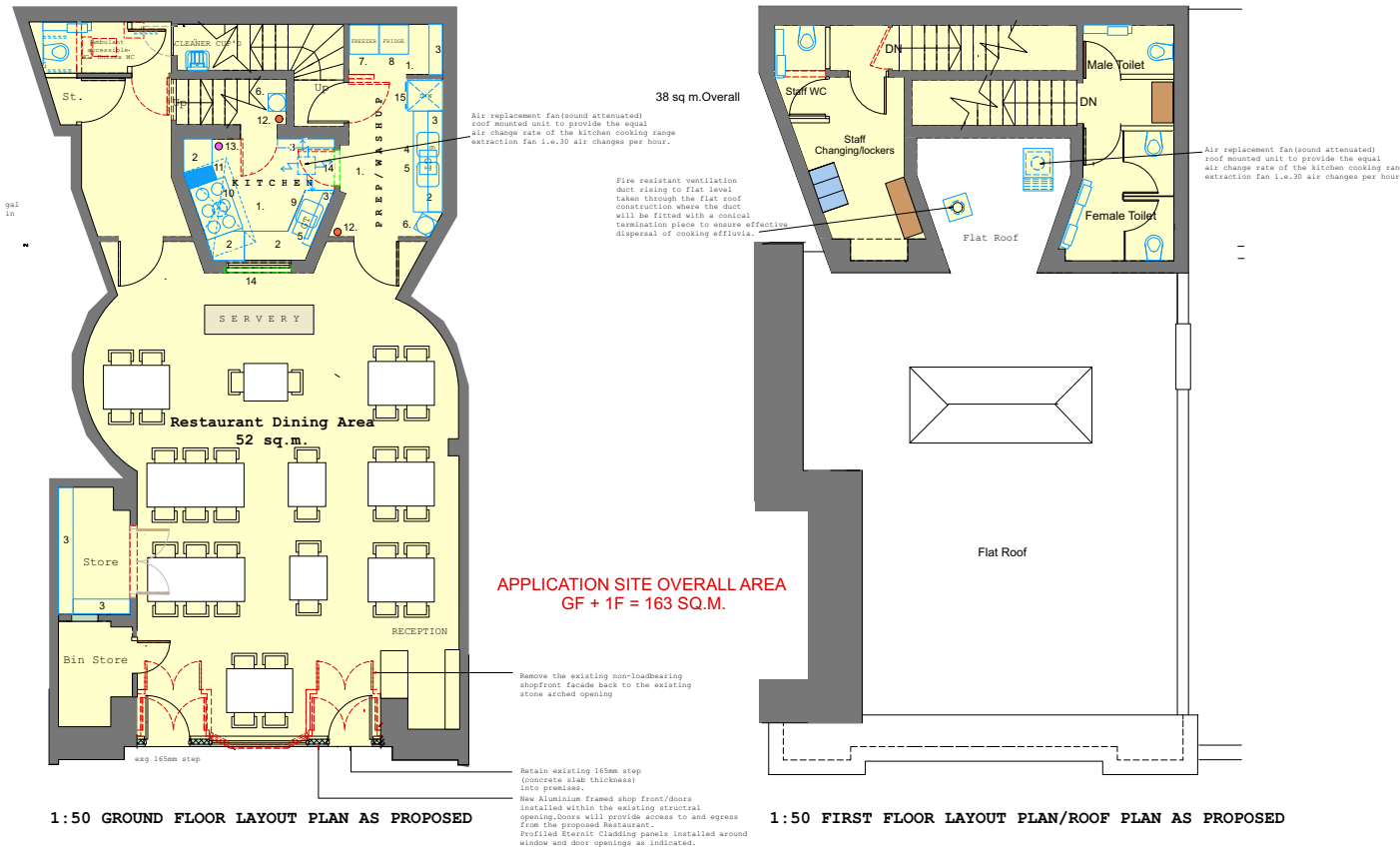
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Associate

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Graduate Surveyor

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PROPOSED PLANS

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.