

TO LET

CLASS 1A PREMISES

Located in the heart of Edinburgh's
New Town

Offers over £25,000 per annum

Immaculately presented property
arranged over the ground & basement
floors offering versatile
accommodation

Premises extend to 82.40sqm (887sqft)

Extremely high levels of
pedestrian and vehicular passing
traffic

Suitable for a variety of occupiers
subject to the necessary planning
consents



WHAT 3 WORDS



9 DUNDAS STREET, EDINBURGH, EH3 6QG

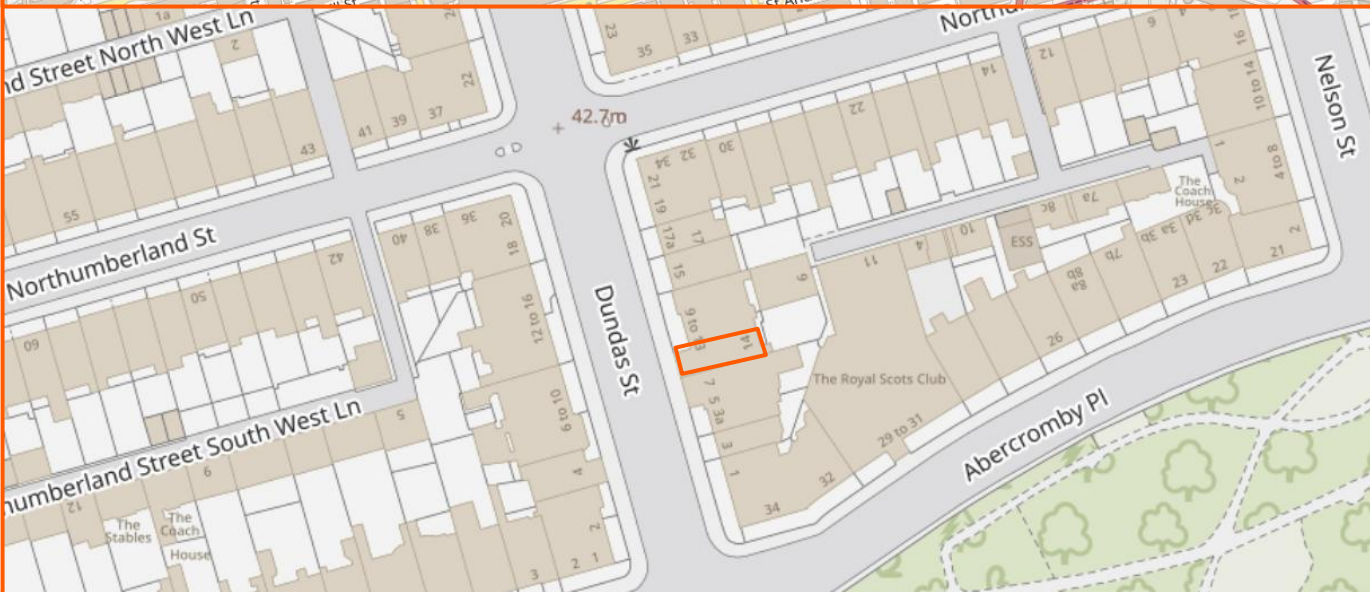
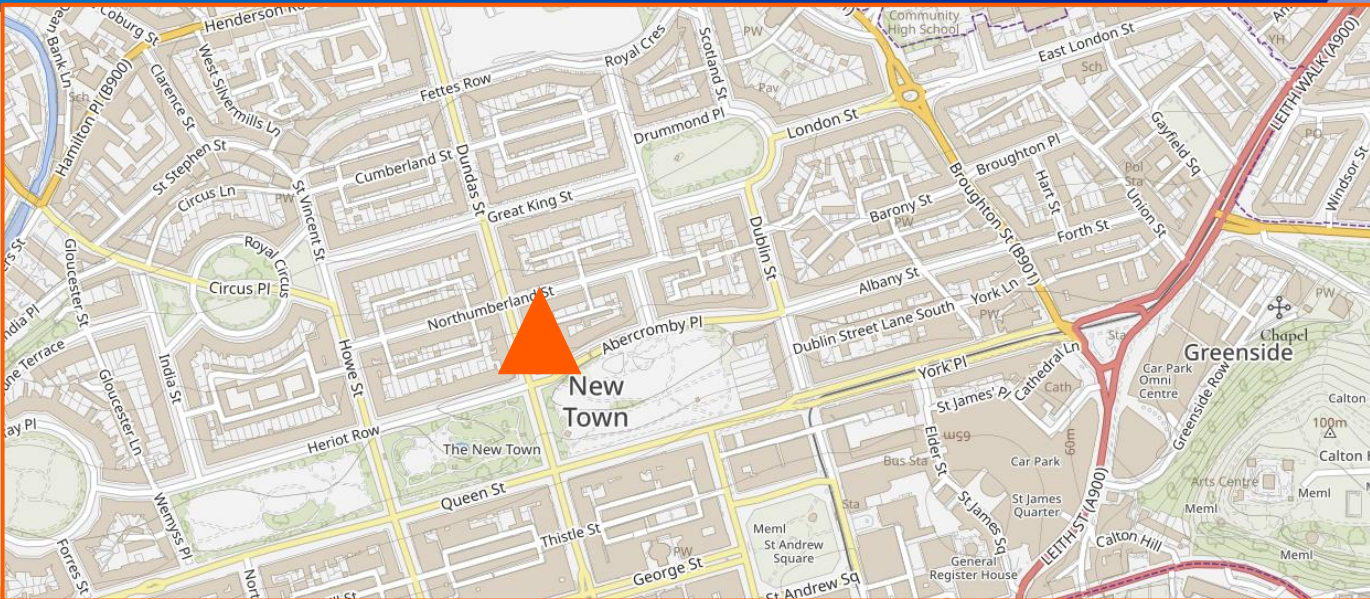
CONTACT: Emily Anderson emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

9 DUNDAS STREET, EDINBURGH, EH3 6QG



Location

The subject is located in the heart of Edinburgh's New Town on Dundas Street, a main vehicular thoroughfare running north from Queens Street towards Canonmills. It benefits from a prime central location, within easy walking distance of St James Quarter, George Street and Princes Street & well as Stockbridge.

More specifically, the subject premises is situated on the west side of Dundas Street, in a block bounded by Northumberland Street to the north and Abercromby Place to the south. Dundas Street benefits from extremely accessible transport links via bus, tram or train.

The New Town is a vibrant mixed-use neighbourhood, extremely popular with students, young professionals & families. Dundas Street is home to a variety of highly reputable national & a variety of boutique local occupiers, including Tesco Express, Sturrock Armstrong & Thomson, The Table and The Fine Art Society, each supported by high levels of vehicular passing traffic & footfall.

Rarely available leasehold opportunity on desirable retail parade



Virtual Tour



Description

9 DUNDAS STREET, EDINBURGH, EH3 6QG



Description

The subjects comprise an attractive Class 1A premises arranged over the ground floor and basement of a traditional four-storey terraced tenement. The property boasts an extensive glazed frontage ideal for strong branding opportunities and excellent street level exposure.

The ground floor offers largely open-plan accommodation, while the basement, accessed via a timber staircase, provides additional salon space as well as ample storage and WC facilities. The unit extremely well-configured and highly adaptable, making it suitable for a wide range of potential uses, such as retail, office, professional services, and café.

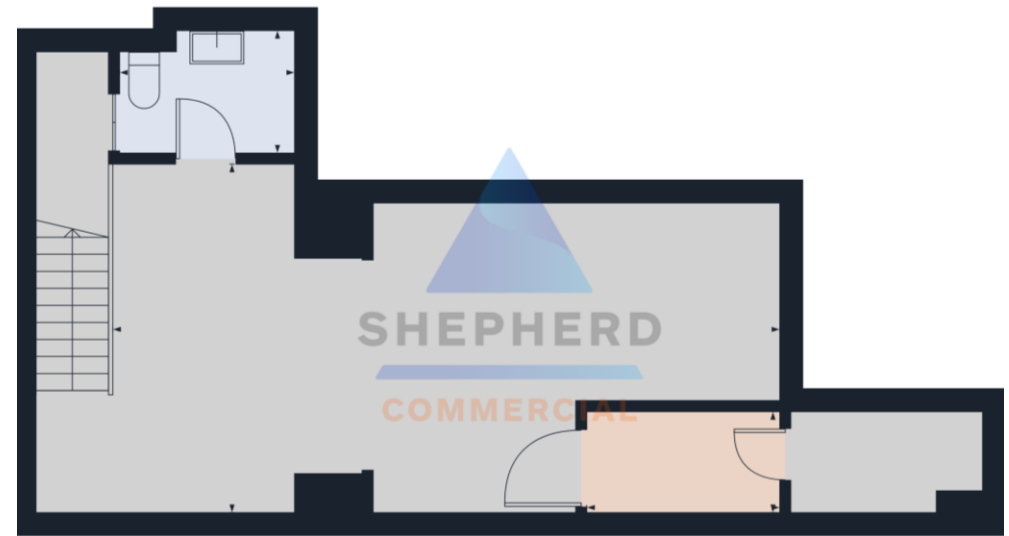
Accommodation

Description	m ²	ft ²
Ground Floor	48.98	527
Basement	33.41	360
TOTAL	82.40	887

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



GROUND FLOOR



BASEMENT



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £25,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £17,500 which will result in a rates payable of £8,565.60.

As of April 2026 the proposed rateable value is £20,500.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **March 2026**



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA
t: 0131 225 1234



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

