

TO LET
RETAIL (CLASS 1A)

 **GRAHAM
SIBBALD**



**53 - 57 Dalry Road,
Edinburgh, EH11 2BX**

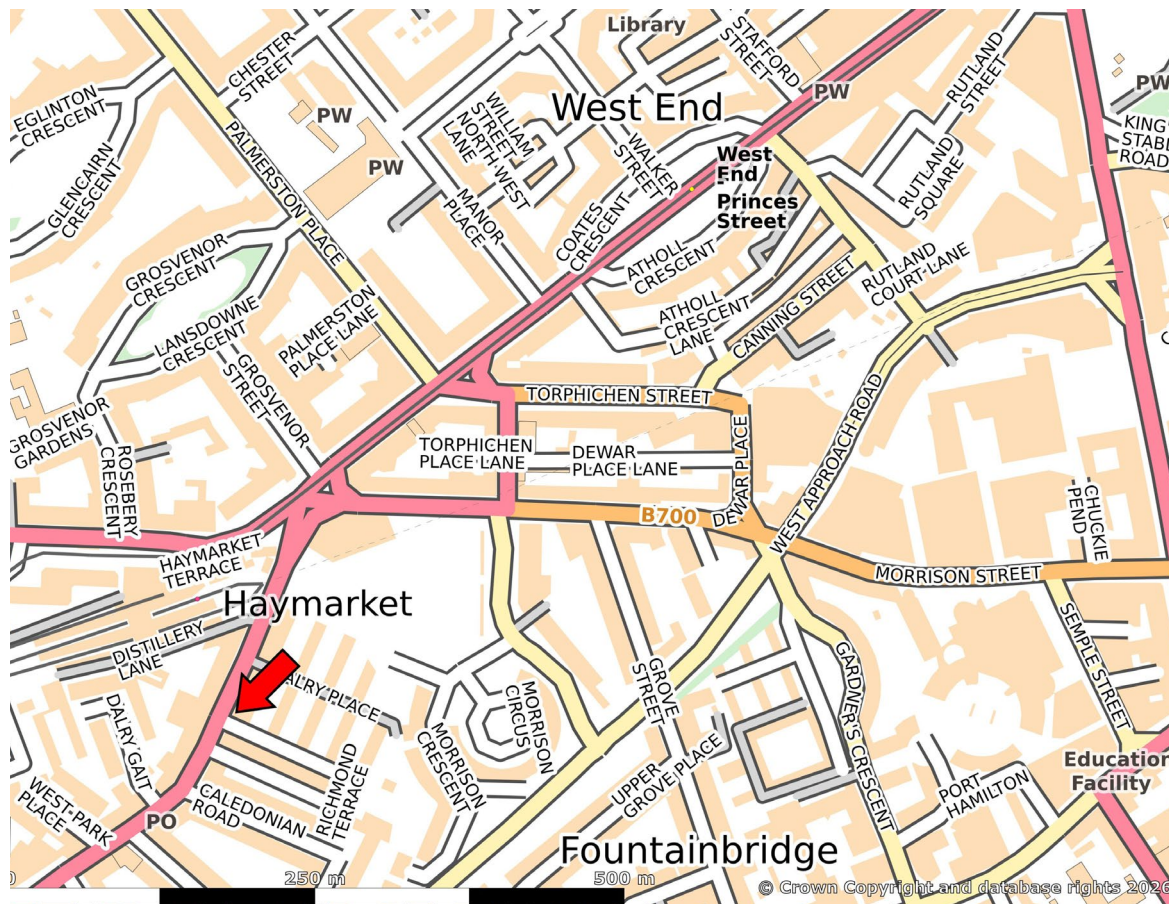
- Retail accommodation arranged over GF & LGF extending to 98 Sq M (1,055 Sq Ft)
- Well suited for a variety of Class 1A operators
- Prominent location in close proximity to Haymarket & New Haymarket
- Likely to qualify for 100% rates relief on completion (an ingoing tenant would need to do their own due diligence in this regard)

LOCATION

The subjects are prominently located on Dalry Road in close proximity to Edinburgh city centre.

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 subjects occupy ground and lower ground floor levels of a 19th century four storey sandstone tenement building. The property is currently used as a kitchen showroom and benefits from a range of unique contemporary features, as well as a bespoke granite frontage.

The entire property extends to 191.64 sq m (2,062 sq ft) and has planning permission approved for restaurant (class 3) use (Ref No. 24/05084/FUL). In December 2025 planning permission was approved (Ref No. 25/05616/FUL) to subdivide and part change the use to form two fully self-contained retail units.

53 – 57 Dalry Road will offer bright and modern retail accommodation, arranged over ground floor and basement. The property will benefit from W/C's on the ground floor and storage/ staff areas on the basement level. The property is suitable for a variety of Class 1A uses.

ACCOMODATION

According to plans provided to us and cross referenced with measurements taken on site, the property extends to the following Net Internal Areas:

Floor	SQ.M	SQ.FT
Ground	58.57	630
Basement:	39.41	424
Total:	97.98	1,054

RENT

We are seeking offers over £18,000 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 £18,000. The new rateable value which comes into effect from April 2026 is £21,600.

If the property is split the rateable values for each unit will need to be reassessed upon entry. They are likely to be below the threshold and should qualify for 100% rates relief. However, an ingoing tenant will need to do their own due diligence in this matter.

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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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.