

Ryden

FOR SALE

LOWER GROUND FLOOR RETAIL
UNIT

66.51 SQ M (716 SQ FT)



**42 DUNDAS STREET
EDINBURGH
EH3 6JN**

PRIME NEW TOWN LOCATION

**PROMINENT RETAIL/
OFFICE SPACE**

RECENTLY REFURBISHED

HIGH QUALITY

OFFERS OVER £200,000

NO VAT

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LOCATION

Situated within Edinburgh's historic New Town, 42 Dundas Street occupies a prominent position on Dundas Street. The property is situated within a vibrant and established commercial area known for its independent shops, galleries and cafes. The surrounding area is also benefiting from substantial investment and planned development, including the major New Town Quarter redevelopment at the foot of Dundas Street, which is intended to introduce new residential, commercial, retail and hospitality accommodation. These developments have the potential to bring additional residents, workers and visitors to the area.

With Edinburgh Waverley Railway Station and the Edinburgh Tram network easily accessible within short walking distance, this location provides direct links to across the city and to Edinburgh Airport.

DESCRIPTION

42 Dundas Street combines an open main area with distinctive exposed steelwork, a separate lockable office, WC and kitchenette provision. The property also includes a bright, glazed front area with excellent natural light together with a substantial basement offering extensive storage, workspace or future fit-out potential, making the property suitable for a wide variety of occupiers.

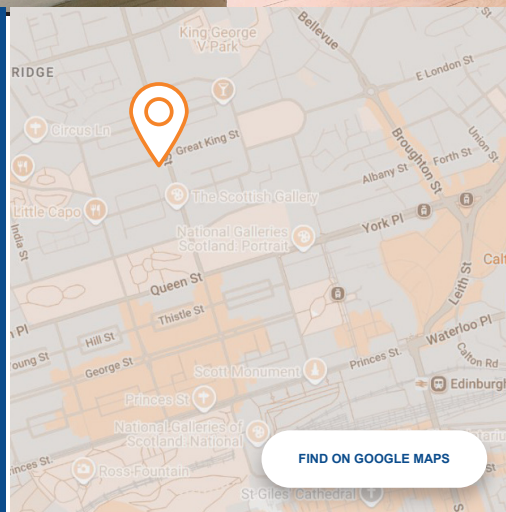
The property has been recently refurbished and is highly versatile for use as an office/ shop/studio, offered in clean, usable condition and ready for an incoming owner to adapt to their own requirements.

The separate lockable office was purpose-built as an acoustically treated studio/ edit suite and has been constructed as a demountable structure, allowing it to be retained as a private office or removed to create a larger open-plan area. The rear WC also has a wet room floor drain, with electric and water connections available for the installation of a shower, if required.



**EXCELLENT
RETAIL SPACE IN
SOUGHT AFTER
LOCATION**

**66.51 SQ M
(716 SQ FT)**



ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
LOWER GROUND FLOOR	46.24	498
BASEMENT	20.27	218
TOTAL	66.51	716

TERMS

The heritable interest in the property is available to purchase and offers in excess of £200,000 are invited.

PLANNING

The property is currently used as a retail premises in accordance with Class 1A of the Scottish Use Classes Order.

BUSINESS RATES

We are advised that the current Rateable Value is £11,000, resulting in rates payable of £5,291 (2026/27).

Occupiers may be eligible for 100% relief via the Small Business Bonus Scheme.

VAT

We have been advised the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

The property has an EPC rating of B. A copy of the certificate is available upon request.

ENTRY

Immediate entry is available upon completion of missives.



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SQ FT)



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GET IN TOUCH

Please get in touch with our selling agent for more details.

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