

Ryden

TO LET / MAY SALE

GROUND FLOOR RETAIL PREMISES
86 SQ M (923 SQ FT)



118B OCEAN DRIVE
EDINBURGH
EH6 6JJ

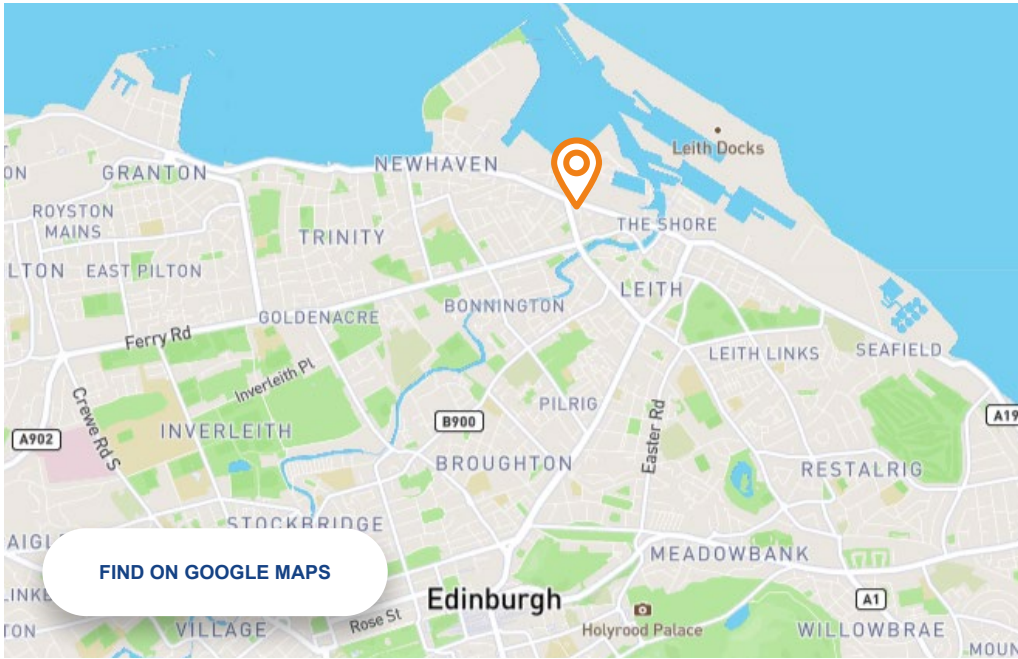
EXCELLENT LOCATION
FOR TRANSPORT LINKS

PART OF THE DOCKSIDE
WATERFRONT
REDEVELOPMENT

AVAILABLE NOW

DEDICATED TRAM
STOP AT LEITH

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

Ocean Drive is an area located in Leith, approximately 2.5 miles north-east of Edinburgh City Centre and is part of the Albert Docks 'Dockside' waterfront redevelopment. The subjects are situated in close proximity to Ocean Terminal, a large shopping and leisure complex which is due to undergo a substantial upgrade, and will enhance the area further.

The area offers a vibrant mix of amenities including restaurants, bars, shops and a cinema.

The location benefits from an excellent public transport network, with nearby Commercial Street, one of the main arterial routes from which bus access can be gained to all areas of the city. There is also a tram stop on the extended Edinburgh Trams route to Newhaven, which significantly improves access from Leith to Edinburgh's city centre.

DESCRIPTION

The premises comprises a ground floor retail unit of steel portal frame construction which benefits from the following specification:

- Concrete flooring
- Breeze Block Walls
- Steel portal frame
- Double-glazed commercial access window

Adjacent occupiers include Ocean Drive Dental Care, Kumon, Vitalteeth Dental Spa, Ocean Orthodontic Clinic and Ocean Terminal Shopping Centre. Places of interest include the Royal Yacht Britannia which is berthed at Whisky Key.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	86	923

LEASE TERMS

The premises are available on a new full repairing and insuring basis for a term to be agreed. The quoting rent is £18,000 per annum plus VAT.

PRICE

Our client may also consider selling the premises, further information of which is available from the sole agents.

EPC

An EPC certificate is available upon application.

RV

To be assessed.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



INDICATIVE OF POST REFURBISHMENT

TO LET / MAY SALE

**GROUND
FLOOR RETAIL
PREMISES**

**86 SQ M
(923 SQ FT)**



**118B OCEAN DRIVE
EDINBURGH
EH6 6JJ**

GET IN TOUCH

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

Leo Masson

T 07425 320 611
E leo.masson@ryden.co.uk

James Gordon

T 07442 899 440
E james.gordon@ryden.co.uk

Ryden

7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. **March 2026**

