



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**To Let**  
£19,000 Per Annum

**16 Rodney , Edinburgh EH7 4EA**

Class 1a

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## Location

The subjects are located on Rodney Street within the Canonmills district of Edinburgh, a well-established and highly accessible mixed-use area situated approximately 1 mile north of Edinburgh city centre. The locality benefits from strong pedestrian and vehicular activity, supported by surrounding residential neighbourhoods and nearby commercial centres including Broughton, Inverleith and the New Town.

Rodney Street forms part of a busy arterial route connecting the city centre with northern districts, and hosts a variety of independent retailers, cafés, convenience operators and service-based occupiers. The property sits in a visible roadside position, offering excellent frontage to passing traffic.

The area benefits from strong transport links, with frequent bus services running along Ferry Road, Inverleith Row and Dundas Street, connecting directly to the city centre, Leith and wider Edinburgh. Ample on-street parking is available in the vicinity, with additional public parking provisions nearby.

## DESCRIPTION

The subjects comprise a ground-floor Class 1a retail unit forming part of a traditional Edinburgh tenement building, benefiting from an attractive glazed frontage onto Rodney Street which provides strong visibility to both pedestrian and vehicular traffic.

Internally, the space which has been renovated to a very high standard throughout and is immaculately kept and offers a predominantly open-plan layout towards the front area suitable for a broad range of retail, studio, or professional service uses with two private/treatment rooms towards the rear. The configuration and generous natural light provide flexibility for an incoming occupier to adapt the accommodation to specific operational requirements.

Viewings are highly recommended and any renovations to suit a style of occupier should be minimal.

## Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

**Ground Floor:** 58 Sq m (624 Sq ft)

**Basement:** 22 Sq m (237 Sq ft)

## Rent Price

We are seeking a rent of £19,000 per annum.

## EPC

The Energy Performance Certificate rating is currently Pending

## Utilities

The property is served by mains Gas, Electricity and Water

## Rent Price

A rent of **£19,000 per annum** is sought on a full repairing and insuring (FRI) lease for a minimum term of **five years** or longer.

## Rateable Value

The uniform business rate for the current year is £0.498 pence in the pound (as of April 2023). According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9,400

## Entry

Upon completion of a formal missive under Scots Law.

## Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

## Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

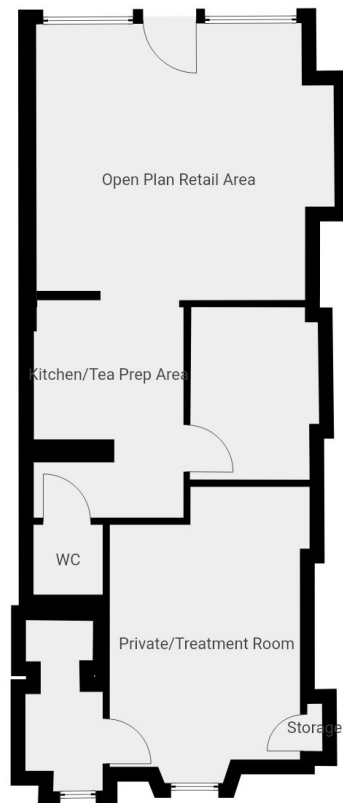
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