

TO LET
RETAIL PREMISES



130 Lothian Road,
Edinburgh, EH3 9BG

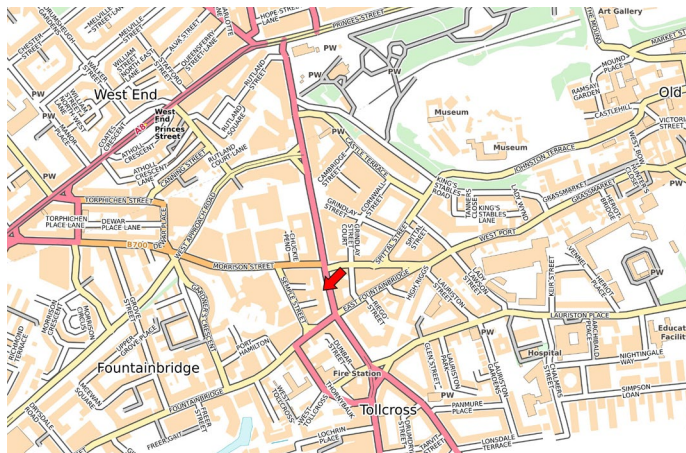
- Prime retail location on Lothian Road
- Ground floor retail unit extending 86.23 sqm (928 sq.ft.)
- Suitable for a variety of uses (Class 1a)
- Offers over £35,000 per annum (exclusive of VAT)

LOCATION

The subject is located on the West side of Lothian Road, between Morrison Street and Fountainbridge. Lothian Road forms a key route linking the south of Edinburgh to the city centre, and benefits from excellent connectivity to the wider city.

The location is well served by numerous bus routes and is also highly walkable, with many of the city centre's core amenities and green spaces such as the Meadows & Princes Street Gardens within walking distance.

Nearby occupiers include Timpson's, Odeon, Greggs, M&S, Subway and Bento.



DESCRIPTION

The subject comprise of a mid-terrace ground floor retail unit, benefitting from a large glazed frontage displaying onto Lothian Road. Access is taken via a recessed glazed door, leading to a large open plan sales area to the front. There is ancillary storage, kitchen and toilet facilities to the rear.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Total	86.23	928

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £28,800.

RENT

Offers over £35,000 per annum (exclusive of VAT).

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring (FRI) lease.

PLANNING

The property currently benefits from Class 1a (retail) consent, under the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

EPC

Available upon request.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for registration dues and VAT payable in this transaction

To arrange a viewing please contact:



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Surveyor

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Senior Director

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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: June 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.