



ime DJK Group Ltd
 12 Home Street
 Edinburgh
 EH3 9LY

To Let
 £16,000 Per Annum

86 Newington Road, Edinburgh EH9 1QN

Class 1a

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Location

The subjects occupy a prominent position on the west side of Newington Road, one of the principal arterial routes connecting Edinburgh's popular south side with the city centre, the Old Town and the wider central business district. The property sits close to the junction with Salisbury Place, within a well-established and highly visible commercial parade benefiting from consistent passing pedestrian and vehicular traffic.

Newington is a densely populated and sought-after mixed-use neighbourhood, characterised by traditional tenement properties, ground floor retail and service accommodation, and strong local amenity provision. The surrounding area is particularly popular with students, young professionals and city-centre commuters, supported by the nearby University of Edinburgh campuses, residential catchment and regular bus services along Newington Road. Nearby occupiers include a mix of independent local businesses and national operators such as Boots, Santander, Pizza Hut and Edinburgh Dental Clinic, reinforcing the location's established retail and service-led character.

Description

The property forms the ground floor of a traditional tenement building and has most recently been occupied by a successful cosmetics and beauty business. The existing configuration is particularly well suited to treatment-based occupiers, including beauty, aesthetics, wellness, therapy, medical, dental, hair and specialist service providers, while also offering flexibility for a variety of retail, showroom, studio or office-style uses, subject to the necessary consents.

Internally, the unit provides a welcoming front reception/sales area with a freestanding treatment room to the rear left. A short, stepped transition leads through to a surprisingly spacious rear section, currently arranged as an open-plan area previously accommodating three make-up stations, together with two further private treatment rooms positioned to the right and far left. Kitchen/tea preparation facilities, WC accommodation and a useful storage cupboard are located to the rear, providing a practical layout for occupiers requiring a mix of customer-facing space, private rooms and back-of-house provision.

Externally, the property retains an attractive traditional shopfront, with a large display window positioned to the right of a recessed glazed entrance door. The frontage provides good visibility to passing trade and is protected by a metal security gate.

Accommodation

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

Total: 68 (732 sq ft)

Lease Price

Our clients are seeking a rent of £16,000 per annum

EPC

The Energy Performance Certificate rating is B

Utilities

The property is served by mains electricity and water.

Lease Terms

Our clients are seeking a rent of £16,000 per annum to let the premises on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £14500. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

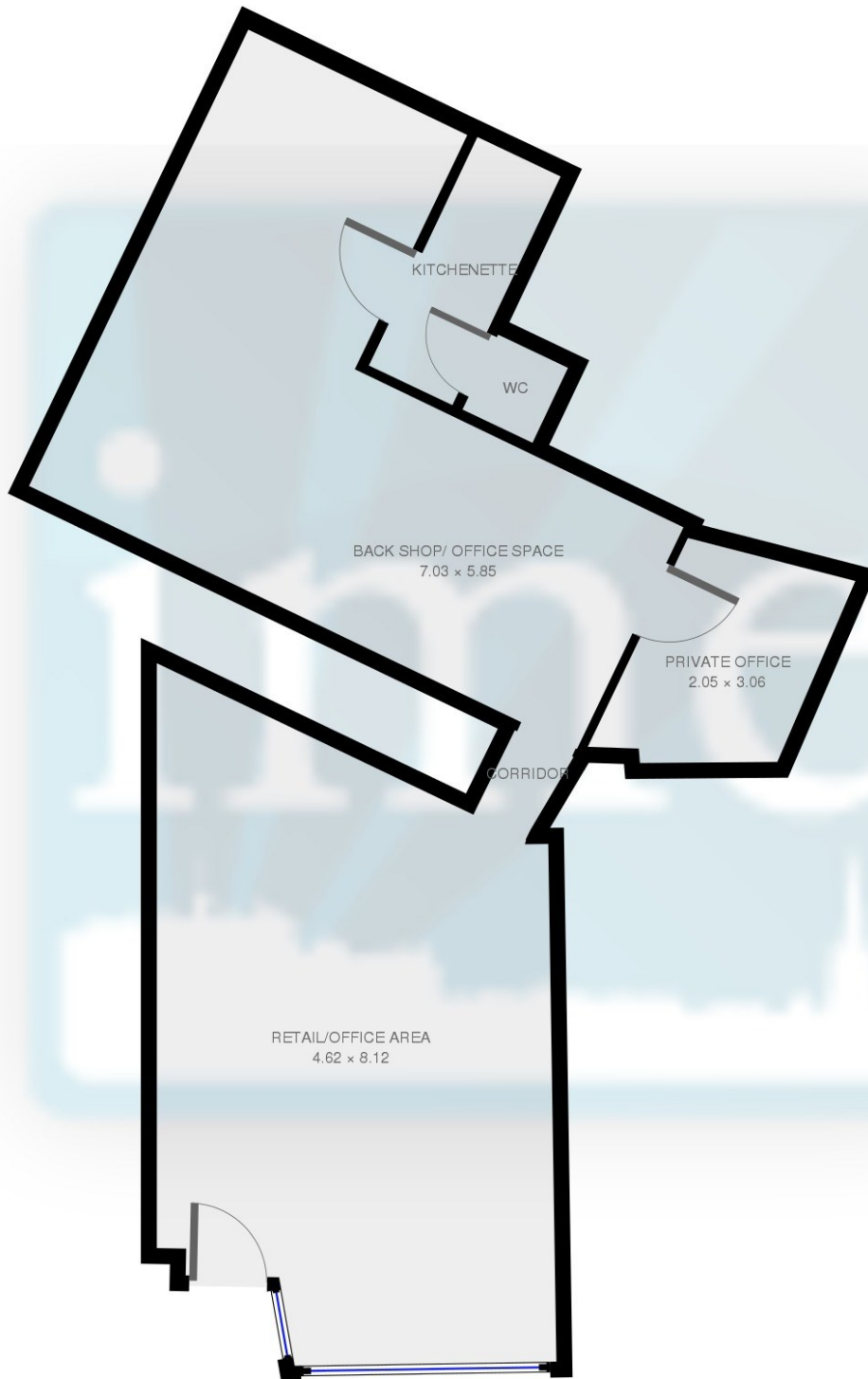
By appointment through the sole letting agent, ime DJKGroup Ltd.

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