



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**TO LET**  
£18,000 per annum

## 94 Marchmont Road, Edinburgh EH9 1HR

Class 1a Premises

T: 0131 290 2350 | E: [commercial@imedjk.co.uk](mailto:commercial@imedjk.co.uk) | [www.imedjk.co.uk](http://www.imedjk.co.uk) | Follow us



## Location

The subjects occupy a highly prominent corner position on Marchmont Road at its junction with Spottiswoode Road, within the heart of the popular Marchmont district of Edinburgh. The surrounding area is an established mixed-use neighbourhood with a strong local customer base and a range of nearby occupiers including takeaways, convenience retail, cafés and other independent businesses. The property also benefits from excellent public transport links, with nearby bus stops on Marchmont Road and surrounding streets.

Marchmont is a highly sought-after residential location lying just south of Edinburgh city centre and within easy walking distance of the Meadows and Bruntsfield Links. The area is well regarded for its dense residential population and close proximity to the University of Edinburgh, including the King's Buildings campus, helping support strong levels of passing footfall throughout the day.

## Description

The subjects are configured over ground floor and basement, forming part of a highly prominent parade with excellent visibility. Access to the property is gained through a glazed timber door flanked by two large display windows to the right. Upon entering the property, the main front area is welcoming and open plan, a stud partition divides the area into two halves

The back shop area has been shelved out to suit the former user's needs, the back area opens out further towards the rear and has the addition of a window and a sink, there is another sink in the centre of the back area as well. The basement is accessed via a timber staircase, the basement is a great additional storage space and has good ceiling height. The WC is located in the basement.

### Accommodation

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

74 sq. m (797 sq. ft)  
Ground Floor: 56 sq. m (603 sq. ft)  
Basement: 18 sq. m (194 sq. ft)

### Rent

Our clients are seeking a rental figure of £18,000 per annum,

### EPC

The Energy Performance Certificate rating is currently Pending.

### Utilities

The property is served by mains electricity and water.

### Rent Terms

A rent of £18,000 is sought for the leasehold of this property on full repairing and insuring terms.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a rateable value of £14,200. 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

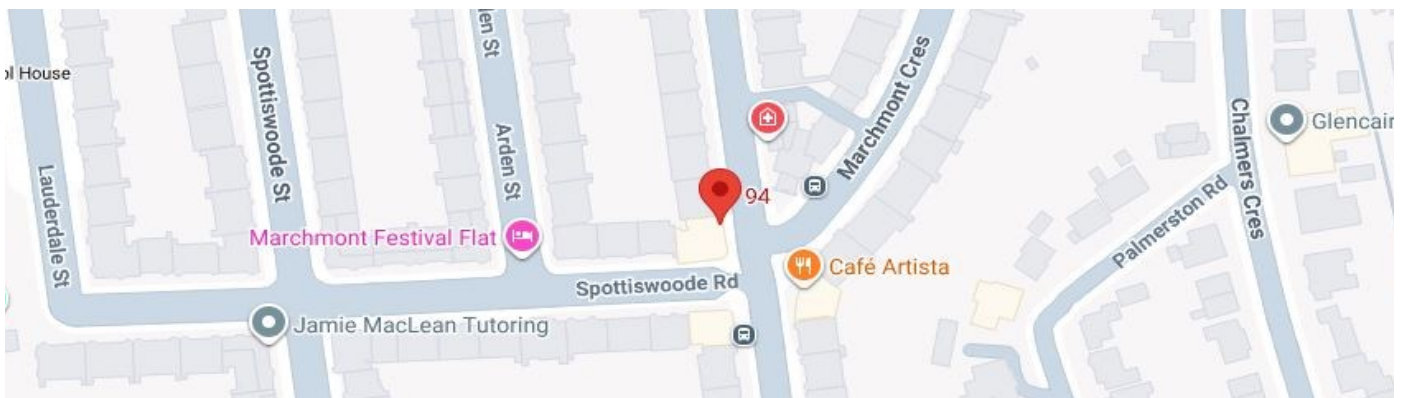
Upon completion of a formal missive under Scots Law.

### Legal Costs

Each party 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.



#### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

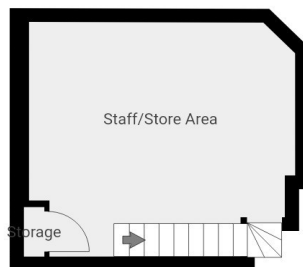
These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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