



24 Dalziel Place, Edinburgh, EH7 5TP

- Prominent Roadside Location
- Ground and Basement Retail Unit
- Extending to 105 Sq M/1129 Sq Ft
- Located within Edinburgh's popular Meadowbank district
- Rent: £15,000 per annum (exclusive of VAT)

LOCATION

The subjects are located within the Meadowbank district of Edinburgh, 2.3 miles east of the city centre. More specifically the subjects maintain a prominent road side location on the corner of London Road and Wishaw Terrace. The unit is situated within a mixed-use area and benefits from being in close proximity to Meadowbank Stadium and Meadowbank Retail Park. Local occupiers include; McDonalds, Vans Direct, TK Max and Sainsburys.

DESCRIPTION

The subject comprises a ground and basement end of terrace corner retail unit facing directly onto London Road. The property benefits from a secure double entrance glazed door, as well as a large glazed frontage. Internally, the unit provides a bright open plan sales area with kitchen, storage and WC located to the rear. A basement is accessed via a floor hatch which offers extensive storage space.

ACCOMMODATION

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

Areas / Floor etc	Sq M	Sq Ft
Ground	62	667
Basement	43	462
Total	105	1,129
ITZA	52	580

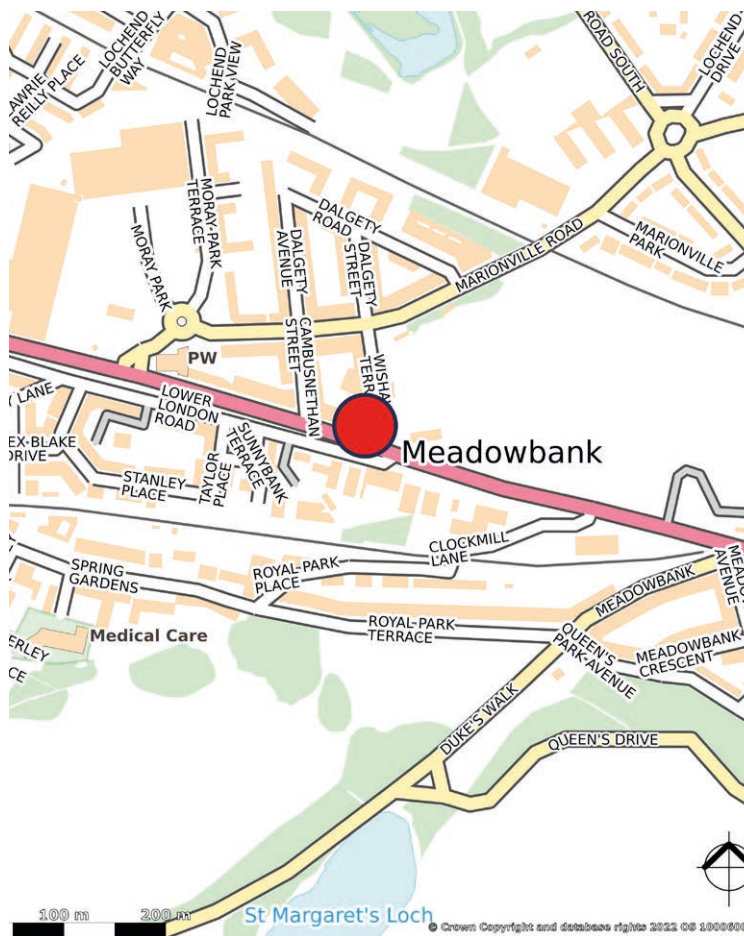
RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £9,000. **The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.**

RENT

Quoting rent: £15,000 per annum (Exclusive of VAT)

The property is available by way of a new full repairing and insuring lease.



EPC

Available on request

LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

To arrange a viewing please contact:



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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

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.
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6. Date of Publication: October 2025