

# Ryden

## FOR SALE

RETAIL UNIT  
92.48 SQ M (995 SQ FT)



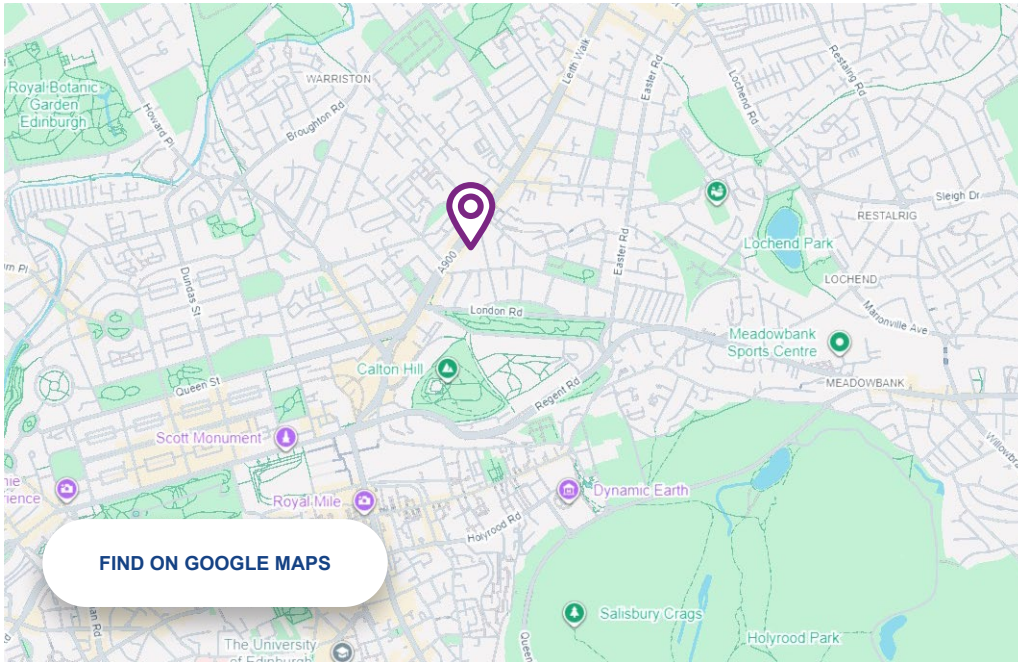
60 ELM ROW  
EDINBURGH  
EH7 4AQ

PROMINENT POSITION  
ON ELM ROW

RATES RELIEF AVAILABLE  
FOR QUALIFYING  
OCCUPIERS

SUITABLE FOR A  
VARIETY OF USES

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## LOCATION

The property is located on Elm Row, a prime position at the top of Leith Walk, approximately 0.5 miles northeast of Princes Street. Situated between the city centre and the vibrant district of Leith, the property benefits from high footfall and a strong passing trade as well as excellent transport links.

The surrounding area offers a mix of amenities including cafes, restaurants, leisure facilities, bars and independent and national retailers.

## DESCRIPTION

The subject comprises a retail unit with traditional glazed frontage, arranged over ground and basement floors.

Internally, the subjects are arranged to provide a ground floor sales area with storage at the basement level.

## ACCOMMODATION

The property has the following Net Internal Area:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	71.05	764.8
BASEMENT	21.43	230.68
<b>TOTAL</b>	<b>92.48</b>	<b>995.48</b>

## PRICE

Offers over £115,000

## PLANNING

The subject currently has Class 1A consent, but has potential for alternative uses, subject to planning.

## EPC

Available on request.

## RATEABLE VALUE

We are advised that the current Rateable Value is £8,900, resulting in rates payable (2026/27) £4,280.90 but with 100% rates relief available via the Small Business Bonus Scheme. For further information, interest parties should contact the Scottish Assessors.

## VAT

We have been advised the property is not elected for VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing owner being responsible for any Land & Building Transactional Tax, recording dues and VAT as applicable.



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# GET IN TOUCH

Please get in touch with our letting agents for more details.

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