

FOR SALE
COMMERCIAL PREMISES

 **GRAHAM
SIBBALD**



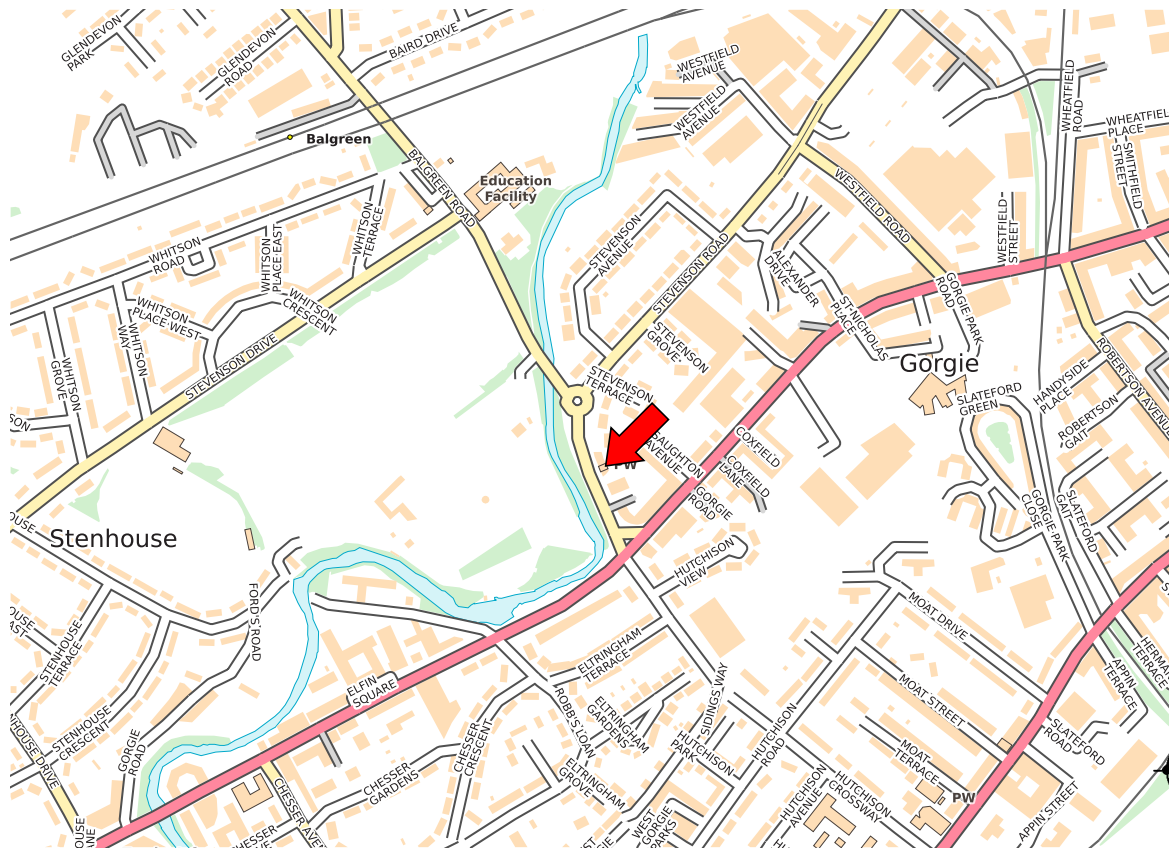
**199-201 Balgreen Road
Edinburgh, EH11 2RZ**

- Prominent roadside position on Balgreen Road
- Ground and first floor commercial premises extending approx. 873 sq.ft. (81.12 sqm)
- Use Class 10
- Offers over £125,000 (exclusive of VAT)

LOCATION

Balgreen Road is located in the west of Edinburgh, approximately 2.5 miles from the city centre, and forms part of a well-established mixed-use area comprising residential neighbourhoods, local retailing and light commercial uses. The property at 199–201 Balgreen Road benefits from a prominent position on a key arterial route linking the city centre with the western suburbs and beyond, providing strong vehicular connectivity and consistent passing traffic.

The surrounding area is characterised by a blend of traditional tenement housing and modern residential developments, supporting a stable local catchment. The property is situated close to Saughton Park, a popular public park and leisure destination, as well as Murrayfield Stadium, which attracts significant footfall during major sporting and event days.



Balgreen is well-served by public transport, with regular bus services operating along Balgreen Road and nearby

tram access via Edinburgh Trams at Balgreen stop, offering direct connections to Edinburgh Airport and the city centre. The area also benefits from convenient access to the City Bypass (A720), enhancing regional connectivity.

Nearby occupiers are predominantly local retailers, convenience stores, and independent operators, supporting day-to-day amenity needs for residents. The location therefore offers a balanced trading environment, benefiting from both local custom and passing trade.

DESCRIPTION

The subjects comprise a ground and first floor stone built terraced commercial unit, being surmounted by a pitch and slate roof. The property benefits from dual large, glazed display windows and access can be taken through two entrances.

Internally the subjects are well presented and laid out to provide an open plan area to the front, with toilet and kitchen facilities to the rear. The first floor, accessible internally, provide further open plan space and ancillary toilet facilities.

The property has originally been an office/store, and retail unit. In 2009 planning permission was granted in part for the change of use to a community centre under Class 10. Which is in line with its previous and current usage.



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 Floor	44.62	480
First Floor	36.50	393
TOTAL	81.12	873

PLANNING

The premises benefit from Class 10 (Non-residential Institutions) planning consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

EPC

Available upon request.

PRICE

Offers over £125,000

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a Rateable Value of £9,900, subject to change to £11,900 from 1st April 2026.

LEGAL COSTS + VAT

Each party has to bear their own legal costs.

To arrange a viewing please contact:



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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.
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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: March 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.