

# Ryden

## TO LET

GROUND FLOOR RETAIL / OFFICE  
UNIT

78 SQ M (840 SQ FT)



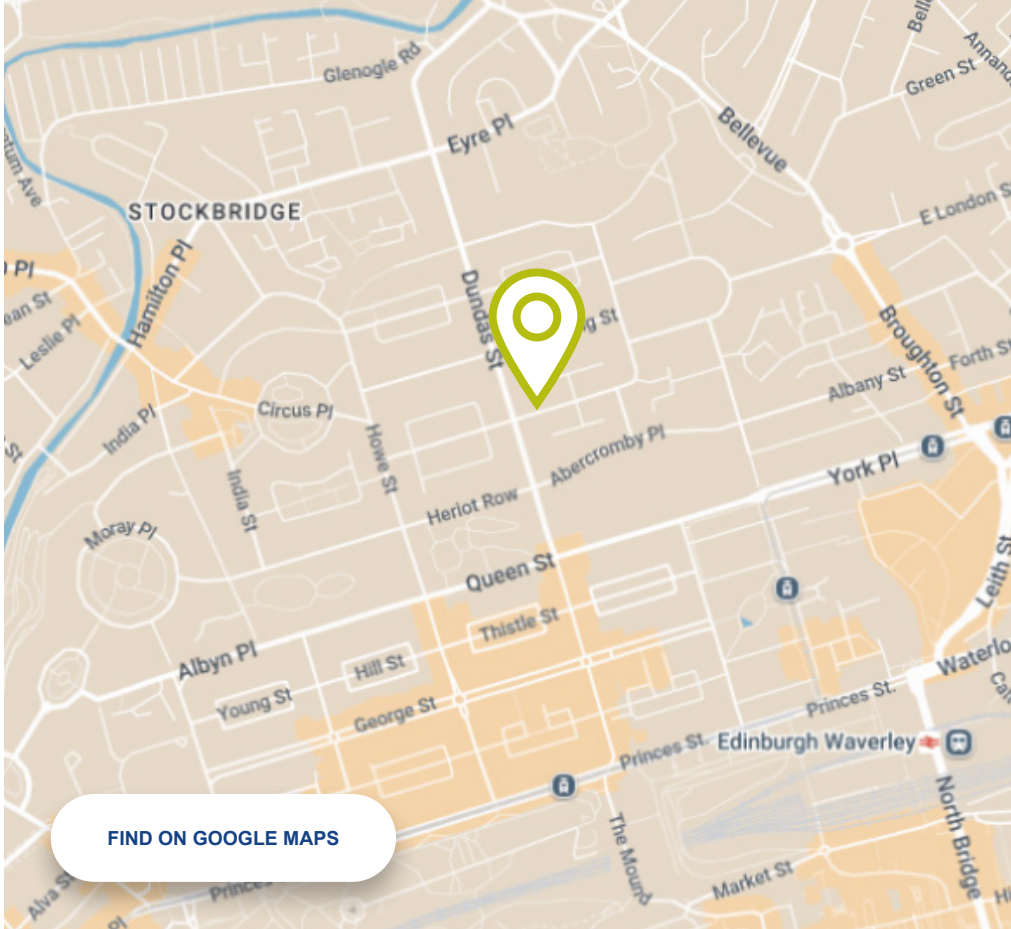
**31 DUNDAS STREET  
EDINBURGH  
EH3 6QQ**

**PROMINENT RETAIL  
/ OFFICE UNIT**

**HIGH QUALITY**

**OPEN PLAN**

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## LOCATION

Situated within Edinburgh's historic New Town, 31 Dundas Street occupies a prominent position on Dundas Street, combining a prestigious address with central convenience. The property is ideally located on a major arterial route connecting the city centre with the popular Stockbridge, offering occupiers great access to both areas.

The surrounding area is well-served by a range of professional services, independent retailers, cafes, and restaurants. Excellent transport connectivity is a key feature, with Waverley Railway Station and the Edinburgh tram network easily accessible, providing direct links across the city and to Edinburgh Airport.

## DESCRIPTION

31 Dundas Street, comprise a ground floor retail unit which forms part of a larger, mid-terraced, Georgian Category B listed property.

Internally, the unit extends the full depth of the building, which combined with the large glazed frontage, provides a bright open plan unit. This is complemented by a sash and case window on the rear elevation. The under pavement cellar provides additional storage space.

## ACCOMMODATION

We have measured the net internal area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately 719 sq ft (67 sq m) at ground floor level.

There is an additional 121 sq ft (11 sq m) of storage space in an under pavement cellar.

## LEASE TERMS

The property is available to lease on full repairing and insuring lease terms at offers over £27,500 per annum.

## PLANNING

The property is currently used as a retail premises in accordance with Class 1A of the Scottish Use Classes Order. Office uses or alternative uses may also be considered.

## BUSINESS RATES

We are advised that the current Rateable Value is £21,200, resulting in rates payable of £10,197 (2026/27).

## VAT

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

## ENTRY

Immediate entry is available upon completion of missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The certificate is available upon request.

**EXCELLENT  
OPPORTUNITY IN  
SOUGHT AFTER  
LOCATION**

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RETAIL / OFFICE  
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(840 SQ FT)**



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STREET  
EDINBURGH  
EH3 6QQ**

# GET IN TOUCH

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

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