



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**To Let**  
£14,00 Per Annum

## 63 Causewayside, Edinburgh EH9 1QF

Class 1a

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## Location

The Causewayside area of Edinburgh is located approximately 0.4 miles south of the city centre. A desirable area for residential living with a strong business and retail presence in the immediate area.

The property lies in between the junctions of West Preston Street and Salisbury Place and is directly opposite Sainsbury's Local. Causewayside is known for having high volume of Student residencies and is a main route for Students walking to either George Square or The Kings Buildings respectively.

The area is well-served by public transport with regular bus routes to the city centre and surrounding areas.

## Description

The Situated over the ground level of a traditional stone built four storey tenements with a slated roof. The unit has a good layout internally with a nice open plan retail front area, with a smaller private room in the centre. The rear of the unit could be utilised as an office/store/private room with the WC just off it to the back.

Internally and externally the property is in good order, the walls have been painted white throughout with windows front and back that gives a nice bright perspective on the whole.

Externally the unit has a classic traditional look with a picture window to the left side of the entrance door and good signage space above as well as a protruding sign.

### Accommodation

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

Total: 48SQ M (517SQ FT)

### Rental Price

£14,000 is sought on full repairing and insuring terms for a minimum of five years or more.

### EPC

The Energy Performance Certificate rating is currently E

### Utilities

The property is served by mains electricity, and water.

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### 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 £6300 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

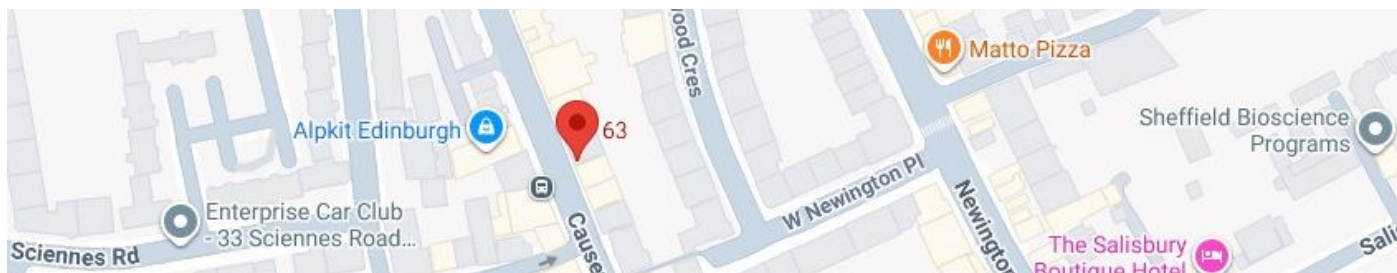
Upon completion of a formal missive under Scots Law.

### Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

### Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



#### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd 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.

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