



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£10,500 Per Annum

193 Great Junction Street, Leith EH6 5LQ

Class 1a

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Location

The subjects are located on Great Junction Street, within the heart of Leith, one of Edinburgh's most established and vibrant mixed-use districts. Great Junction Street forms a key local thoroughfare linking Leith Walk, Constitution Street, Ferry Road and the wider Leith area, with a strong mix of residential, retail, hospitality and service-based occupiers nearby. The property benefits from good visibility and access to a substantial local catchment, with nearby amenities including convenience retail, cafés, restaurants and local services.

Leith is situated approximately 1.5 miles north of Edinburgh city centre, with strong public transport connections by bus and tram. Newkirkgate Shopping Centre is positioned nearby at the junction of Constitution Street and Great Junction Street, while the Edinburgh tram route serves Leith, Ocean Terminal and Newhaven, providing onward links to the city centre and Edinburgh Airport. The surrounding area has a dense residential population and an active commercial character, supporting regular footfall throughout the day and evening. Local bus services and nearby tram connections further enhance accessibility for customers, staff and visitors.

Description

The subjects are configured over ground floor and basement, forming part of a highly prominent parade with excellent visibility. Access to the property is gained through a glazed timber door flanked by a large display window to the right, protected by an electronic security shutter. Upon entering the property, the front area is welcoming and open plan salon/open space with high ceilings with an opening at the back leading to the stairs for the basement.

The basement is a great additional space and has good ceiling height. The WC and kitchen are located within as well as another room and a handy storage cupboard.

Accommodation

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

- 39 sq. m (420 sq. ft)
- Ground Floor: 21.4 sq. m (230 sq. ft)
- Basement: 18 sq. m (194 sq. ft)

Lease Price

Our clients are seeking a rent of £10,500 per annum

EPC

The Energy Performance Certificate rating is C

Utilities

The property is served by mains electricity and water.

Lease Terms

Our clients are seeking a rent of £10,500 per annum to let the premises on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £3,750. 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 DJKGroup 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.