

TO LET

WORKSHOP / WAREHOUSE UNIT

AVAILABLE VIA STANDARD FRI LEASE TERMS

**GRAHAM
SIBBALD**



**19 Sunnyside
Edinburgh
EH7 5RA**

- Workshop unit extending to 200.98 sq m (2,163 sq ft)
- Suitable for a variety of business uses
- Car parking available (1 space)
- Roller shutter access located to the side of the property
- Located 1.3 miles from Edinburgh city centre
- Rent on application

LOCATION

The subjects are located along Sunnyside, which is situated towards the southern end of Easter Road, one of the main thoroughfares that connects London Road to the popular Leith district of Edinburgh. Easter Road itself lies approximately 1 mile east of the city centre, and benefits from excellent pedestrian footfall and passing vehicular trade, as well as a range of local amenities.

The premises is surrounded by various residential and local commercial occupiers including DJ Alexander, ABS Motor Company and the Hibernian FC Supports Association.

DESCRIPTION

The subjects comprise a ground floor workshop/warehouse unit of traditional stone construction, contained as part of a larger 5 storey building surmounted by a part flat and part pitched and slated roof.

Internally, the subjects offer open plan workshop space with W/C facilities. The property benefits from a roller shutter access door to the side of the property.

The subjects were formally used as a workshop, but suit a variety of business uses.

ACCOMMODATION

According to our calculations from measurements taken on site we estimate the subjects extend to the following approximate gross internal areas:

Ground Floor	200.98 sq m	(2,163 sq ft)
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RENT & LEASE TERMS

The property is available via standard FRI lease terms with a quoting rent of £36,000 per annum (Exclusive of VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

RATEABLE VALUES

According to the Scottish Assessors Association website the property has a current rateable value of £10,900 per annum, meaning that any potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

EPC

Available upon request



For any queries or to arrange a viewing, please contact —



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Corann Henderson

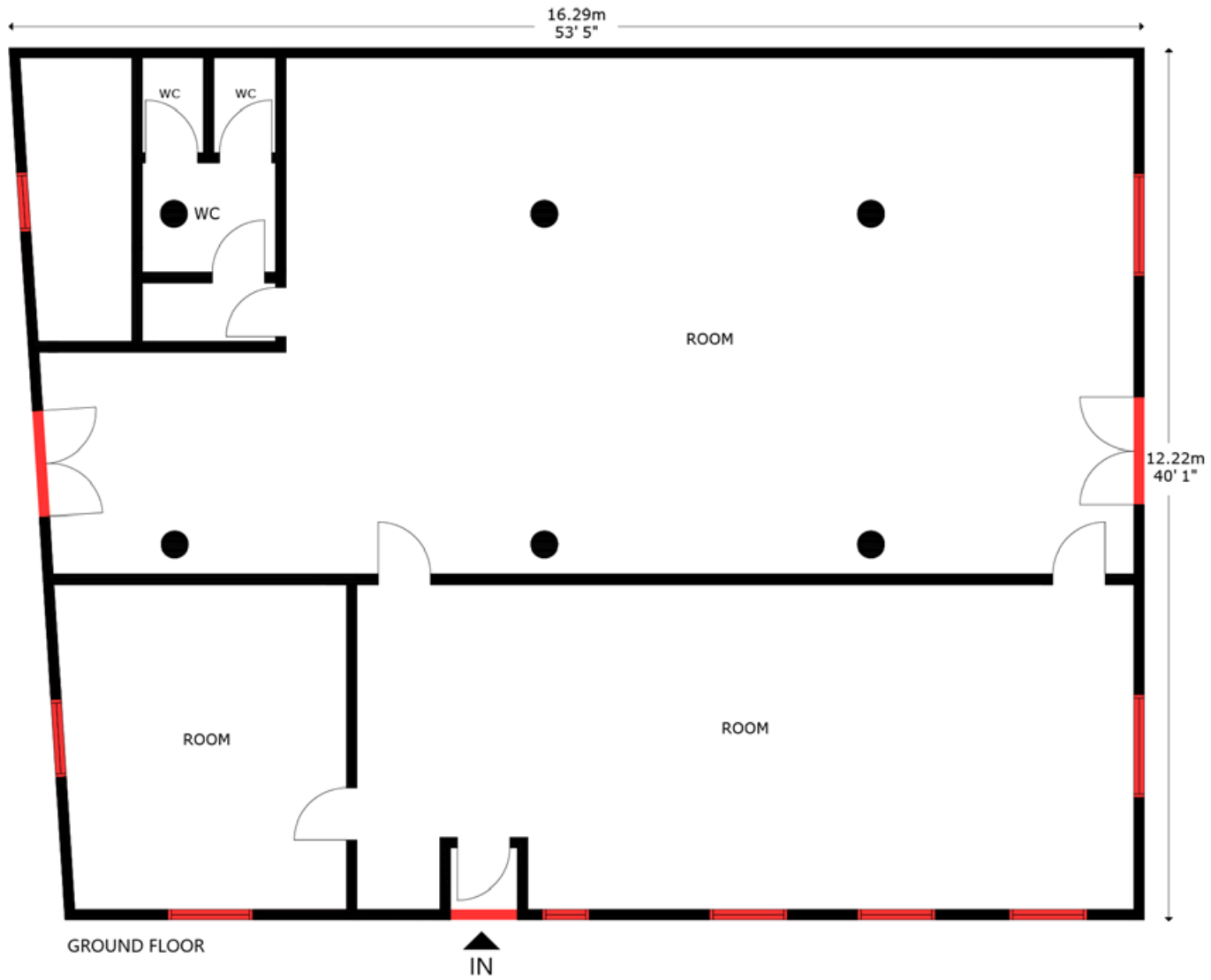
Graduate Surveyor

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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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 2025



GROUND FLOOR

IN

Manual Roller Shutters

19 SUNNYSIDE, EDINBURGH, EH7 5RA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,050 SQ FT / 190 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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