



TO LET

110A Dalry Road
Edinburgh EH11 2DW

- Prominent roadside retail unit
- 1,573 sq ft (146.14 sq m)
- Rent - £22,500 per annum
- Rates exempt to March 2021

Location

The subject property is situated on Dalry Road (A70) approximately 1 mile west of Princes Street. The Dalry area of Edinburgh is adjacent to the ever-improving Haymarket district and is within comfortable walking distance of Haymarket Station and The Haymarket Development.

The property is situated within a modern retail parade on the north side of Dalry Road, with residential above and a strong mix of surrounding commercial occupiers including **Cash Generator, British Heart Foundation, Cats Protection, Co-op** and **Domino's**.

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

Ground Floor	1,573 sq ft	(146.14 sq m)
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Planning

The subjects currently trade as a retail unit under Class 1 of the Use Classes Order (Scotland) 1997. Interested parties are advised to speak directly to the Local Planning Authority regarding a Change of Use.

Lease

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

Rent

Offers of **£22,500 per annum** exclusive of VAT are invited.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£18,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£9,065**.

Energy Performance Certificate

EPC Rating = E

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

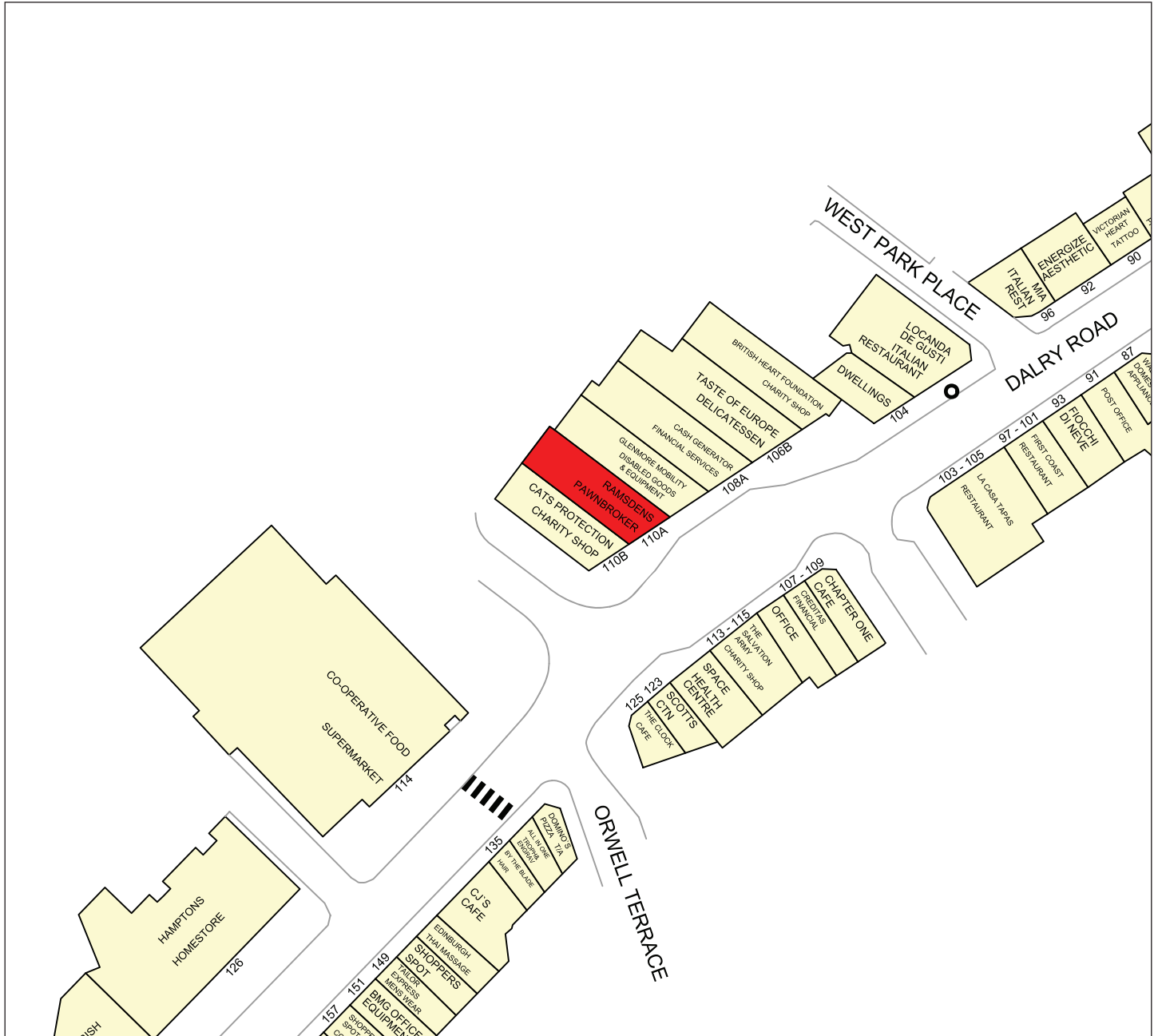
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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CHARTERED SURVEYORS

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