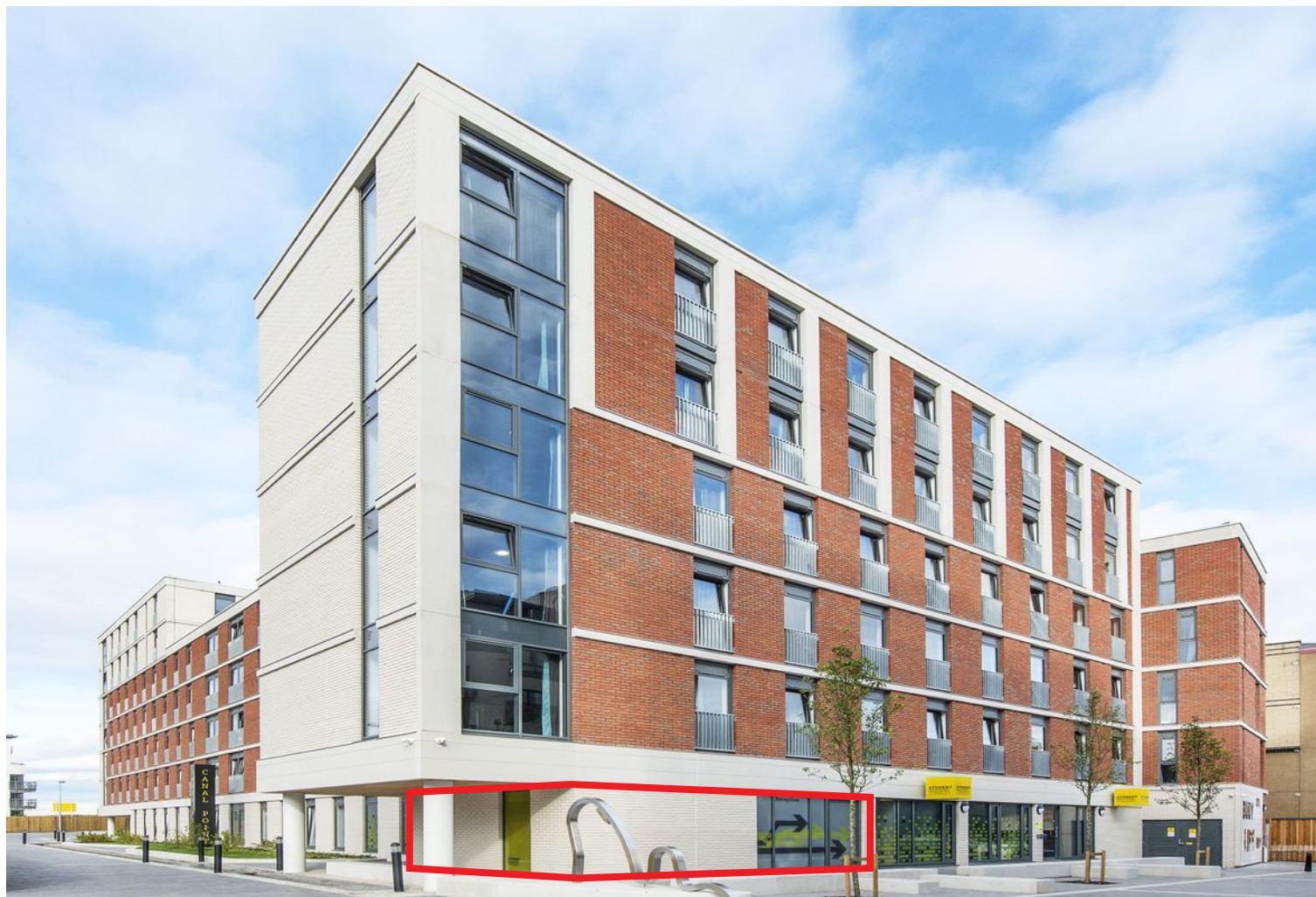
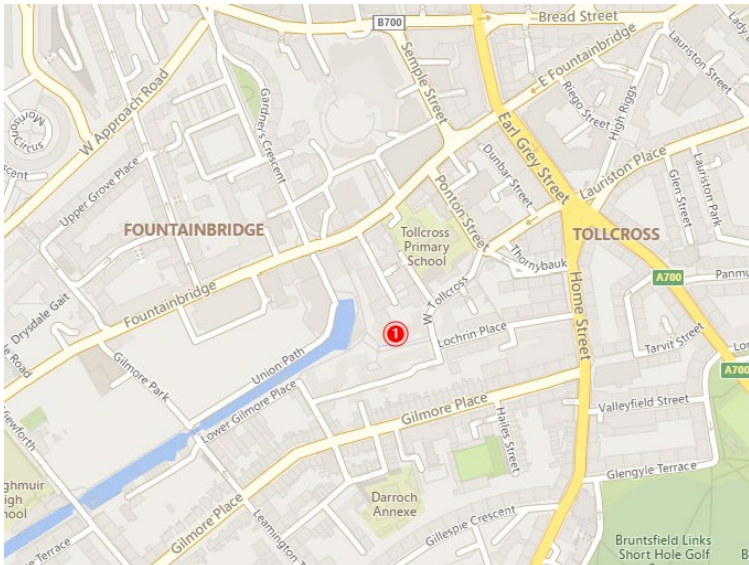


**TO LET**  
RETAIL (CLASS 1, 2 AND 3)



**Canal Point  
24 West Tollcross  
Edinburgh  
EH3 9QW**

- Ground floor retail unit extending to 47.6 sqm (512 sq ft)
- Close proximity to Edinburgh city centre
- Located beneath modern student accommodation
- Suitable for a variety of uses (STP)
- Quoting Rent: £12,000 per annum (Exclusive of VAT)



## LOCATION

The subjects are located between Edinburgh's popular Lochrin and Fountainbridge areas, in close proximity to Edinburgh city centre. Fountainbridge has received significant development in recent years and now boasts; modern residential apartments, Grade A office accommodation, student accommodation and leisure facilities.

More specifically, the property is located on Canal Point, which is a newly landscaped public route linking Fountainbridge and the Union Canal to West Tollcross. The unit is located directly beneath Canal Point Student Accommodation, which offers a variety of popular luxury accommodation to Edinburgh's high population of students.

## DESCRIPTION

The subjects comprise a ground floor retail premises forming part of a 5 storey modern building. The property is accessed via two pedestrian doors (one to the front and one to the rear). The retail premises benefits from a glazed frontage offering an abundance of natural light.

Internally, the subjects comprise a bright and spacious open plan sales area, with a disabled access toilet to the rear.

The property is available in shell condition and is suitable for a variety of business uses (STP).

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following net floor areas:

DESCRIPTION	SQ M	SQ FT
Total	47.6	512

## RENT

Quoting rent: £12,000 per annum (Exclusive of VAT)

## RATES

To be reassessed upon entry.

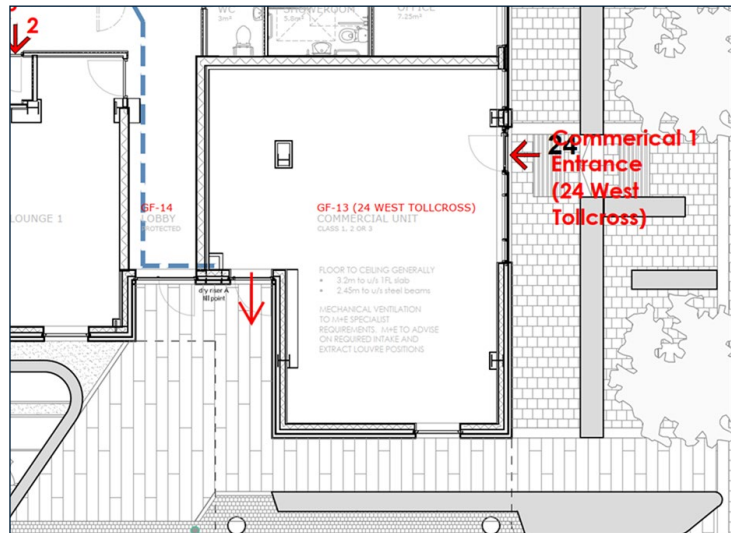
The property may qualify for 100% business rates relief under the small business bonus scheme.

## LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and the registration dues incurred in this transaction.

## EPC

Available upon request



To arrange a viewing please contact:



**Murdo McAndrew**  
Chartered Surveyor  
murdo.mcandrew@g-s.co.uk  
0131 240 5311

## 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: November 2023