

# Ryden

TO LET / MAY SELL

PROMINENT RETAIL  
PREMISES SUITABLE FOR  
OFFICE USE

964 SQ.FT (89 SQ.M)



42 RATCLIFFE  
TERRACE  
EDINBURGH  
EH9 1SS

CLASS 1A (SHOP) CONSENT

ELIGIBLE FOR RATES RELIEF

PROMINENT DOUBLE  
FRONTAGE

IMMEDIATE ENTRY AVAILABLE

## LOCATION

Ratcliffe Terrace is located in Causewayside, approximately 1.5 miles from Edinburgh City Centre.

There are many nearby amenities and local traders such as Tesco Express, Petrol Filling Station, National Tyre Autocare, Jewsons, Pharmacy, Local Cafes and close proximity to Edinburgh University Pollock Halls, The Meadows and the Royal Commonwealth Pool.

A number of bus routes pass by on Newington Road which is the next street parallel to Ratcliffe Terrace.

## DESCRIPTION

The premises comprise a ground floor unit with extensive glass frontage onto Ratcliffe Terrace and Grange Loan. Internally the unit benefits from laminate flooring, WC facilities, electrical distribution and mounted ceiling light fittings. There is also basement storage which is accessed via an access hatch.

The premises we understand has consent for Class 1A (Shop) however alternative uses will also be considered subject to a change of use.

## ACCOMMODATION

According to measurements carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows:

FLOOR	SQ FT	SQ M
Basement Store	336	31
Ground Floor	628	58
<b>TOTAL</b>	<b>964</b>	<b>89</b>

## PLANNING

The property currently has Class 1A (Shop) consent from the Scottish Use Classes Order.

## BUSINESS RATES

According to the Local Assessors the premises has a Rateable Value of £10,900, which results in rates payable (2023/2024) of £5,428 per annum.

## TERMS

The subjects are offered on a new Full Repairing and Insuring lease for a term to be agreed. The quoting rent for this unit is £17,000 plus VAT per annum. Further details are available upon request.

Alternatively, our client will consider offers for the heritable interest in the property. Interested parties are advised to note their interest in writing to the sole selling agents.

## VAT

All figures quoted are exclusive of VAT, which is payable at the prevailing rate.

## ENTRY

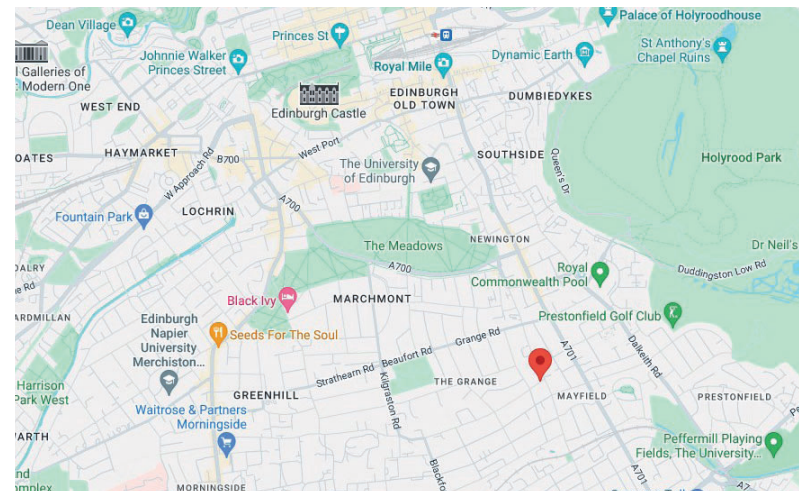
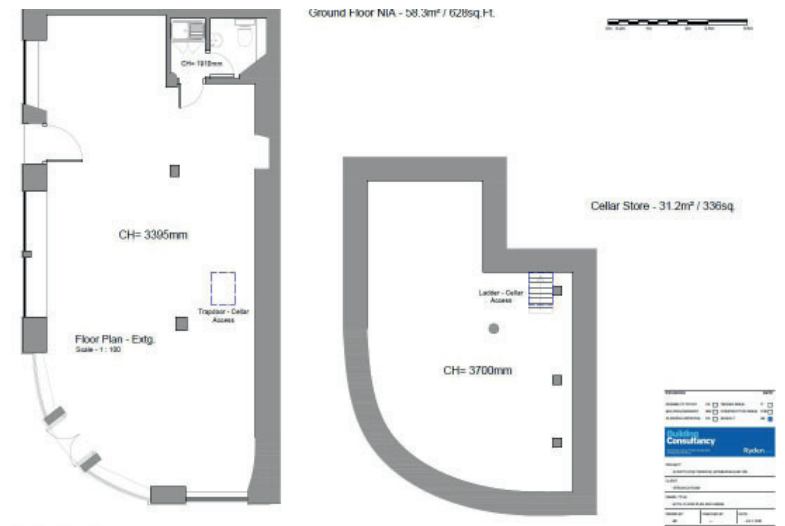
Immediate entry is available upon completion of missives.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner, the purchaser will be liable for any LBTT and registration dues.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

This property will have proposed rating of 'G'. The certificate is available upon request.



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EH9 1SS**

# GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents:

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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 of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **January 2024**

