

TO LET

Office/ Retail Premises

200 Dalry Road, Edinburgh, EH11 2ES

CLOSING DATE 12 NOON, THURSDAY 21ST MAY



Location

The property is located in Dalry, a popular area close to Edinburgh City Centre between Haymarket and Gorgie. Dalry Road is a main arterial route into the City from the West, with the property lying approximately ½ a mile from the West of Edinburgh City Centre and benefitting from access to good public transport links and Edinburgh's active travel network.

Description

The property is found on the ground and basement floors of a traditional stone-built tenement and benefits from a large display window and off-set entrance doorway, with an electric roller shutter providing enhanced security. Internally the ground floor level is divided into a front and back area, with the front area providing retail / office space with carpeted floor, painted plaster walls & ceilings, with an electric wall mounted heater. The rear area provides additional office / storage accommodation. Between the front and back area is a staircase leading to the basement which provides additional office / storage space together with a WC.

Accommodation

We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate Net Internal Areas have been calculated:

- Ground Floor: 36.47 m² / 392 sq.ft.
- Basement: 16.20 m² / 174 sq.ft.
- Total: 52.67 m² / 566 sq.ft.

Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.

Rateable Value

We understand that the subject has a rateable value of £7,200 with effect from 1 April 2026. Further details on rateable value, rate poundage and rates relief can be found at www.saa.gov.uk or 0131 344 2500.

Planning

We understand the premises benefit from a Class 1A use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997 (as amended). The maintenance, storage or servicing of vehicles will not be permitted.

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Terms

The property will be offered on a full repairing and insuring (FRI) basis for a negotiable period of time. The Council will insure the property, and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.

Energy Performance Certificate

Currently under assessment and available upon request.

Rent

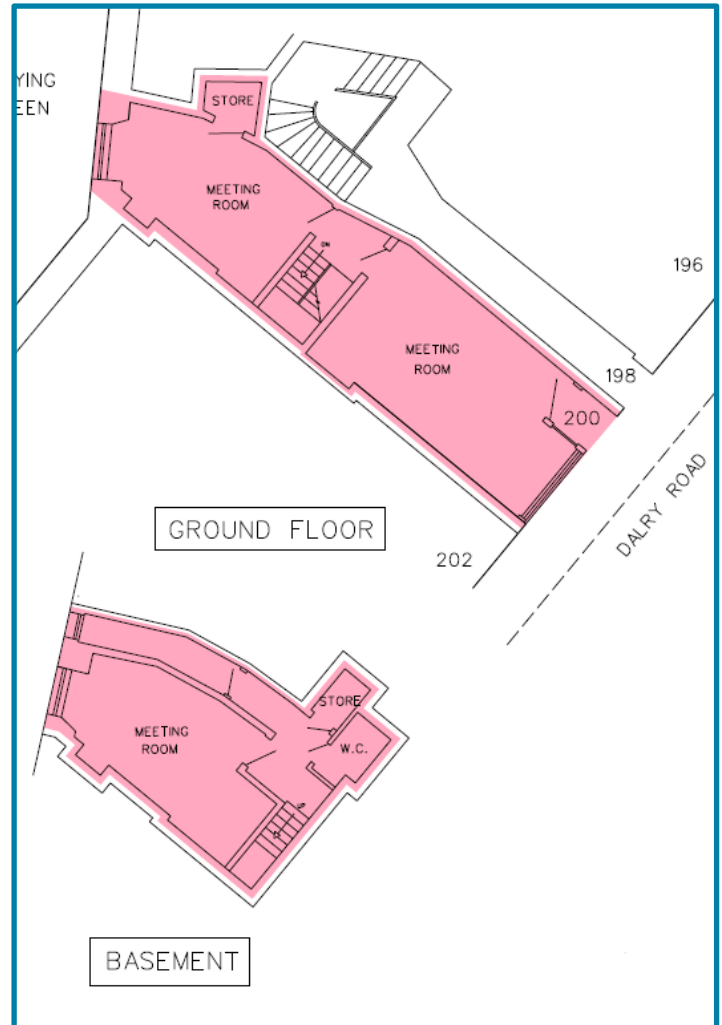
Offers in excess of **£7,300** per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.

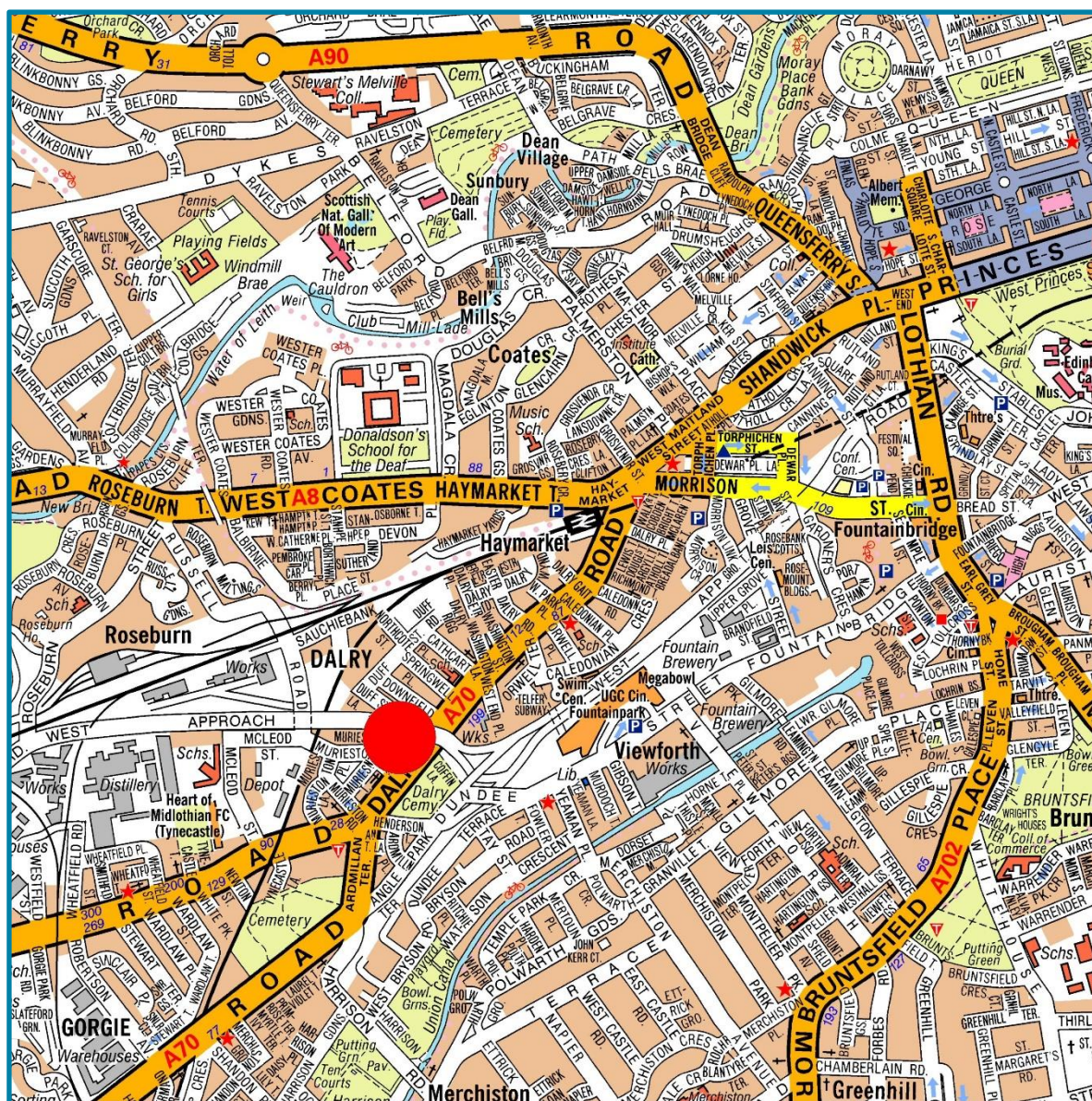
Fees

Each party will be responsible for their own fees and expenses in connection with the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues where applicable.

Viewing

The property may be viewed by appointment with Greg Manson, Estates Surveyor who can be contacted on greg.manson@edinburgh.gov.uk or 07860920024.





Details for Submitting Offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an Offer to Let Form and sent by email to offers@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer – 200 Dalry Road' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date.
5. Hand delivered offers and offers by post will not be accepted.
6. The Council does not bind itself to accept the highest or any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.

IMPORTANT NOTICE: The City of Edinburgh Council (CEC) give notice that: 1. They are not in a position to give any warranties in relation to the property either here or elsewhere. CEC assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The City of Edinburgh Council have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. *Date of publication April 2026.*