

To Let Office/Retail Premises

113 Fountainbridge, Edinburgh, EH3 8AT

CLOSING DATE SET FOR MONDAY 31ST AUGUST 2026, 12 O'CLOCK NOON

Location

The premises are located on Fountainbridge, which is west of Edinburgh's city centre. The property is within easy reach of Haymarket Train Station and other transport links.

Description

The property's frontage comprises one large display window and an entrance doorway, arranged over the ground floor of a traditional tenement. The property, which has been recently refurbished, is not currently fitted out to a particular purpose and could therefore lend itself to varied uses.

Accommodation

We have measured the unit in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the approximate Net Internal Area to be 35.07 m²

Rateable Value

We understand that the subjects have a rateable value of £10,600 effective from 1 April 2026.

Further details can be obtained from the Assessor on 0131 344 2500 or via www.saa.gov.uk.

Planning

The premises benefit from a Class 1A business use as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997. This broadly includes use for shops, financial and professional office use.

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can be

contacted by telephone on 0131 529 3550 or via email planning@edinburgh.gov.uk.

Services

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

EPC

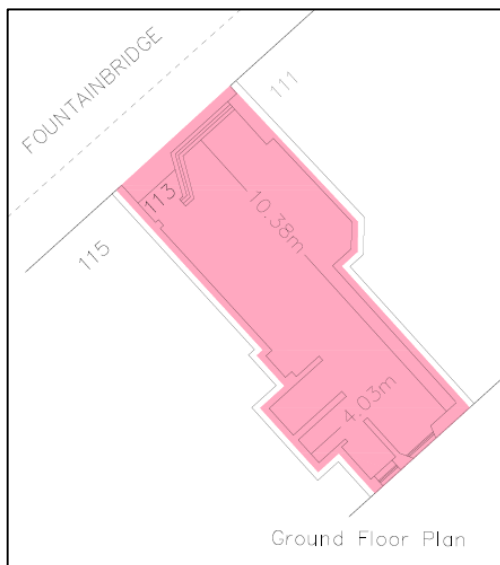
D rating, full report available on request.

Terms

The accommodation is offered on a full repairing and insuring basis (FRI). The Council will insure the building, and the premium will be recoverable from the tenant. The tenant will be responsible for the contents and all other insurance.

Rent

Offers in excess of £13,400 per annum exclusive of VAT and rates.



Viewing

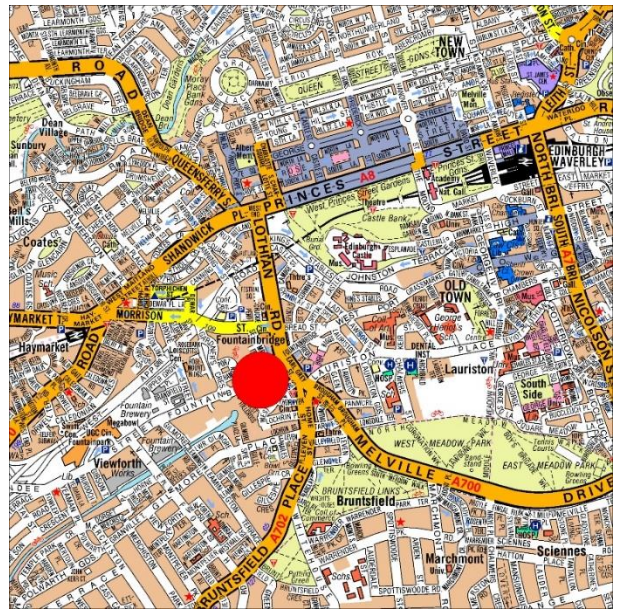
The property may be viewed by prior appointment with Seli McVittie, seli.mcvittie@edinburgh.gov.uk

Fees

In accordance with the standard practice, each party will be responsible for their own fees and expenses in connection with the transaction, although the incoming occupier will be responsible for any LBTT (if applicable) and Registration dues.

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 It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property, and it is recommended that this be done at least 24 hours before the closing date.
- 4 Offers should be received electronically via offers@edinburgh.gov.uk.
- 5 Offers must be submitted in accordance with the above instructions, and failure to do so will result in offers not being 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 be required to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement to comply with money laundering regulations.



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