TO LET

Retail/ Office Premises

309 Cowgate, Edinburgh, EH1 1NA



Location

309 Cowgate is located in Edinburgh's historic Old Town, on the Cowgate between Grassmarket and Holyrood Road, a short distance from the junction with St Mary's Street and the Pleasance. The area includes a mix of retail, leisure, hospitality and office uses, with excellent pedestrian footfall and easy access to the Royal Mile. The property is well placed for public transport being close to main arterial routes within the city centre. Edinburgh's main railway station, Waverley Station, is a short distance to the north.

Description

The property comprises a ground floor retail/office unit within a traditional five-storey tenement building, under a pitched slate roof with residential accommodation above. The unit benefits from a large, glazed frontage and provides an open plan retail space to the front, together with a separate office area and WC at the rear.

Accommodation

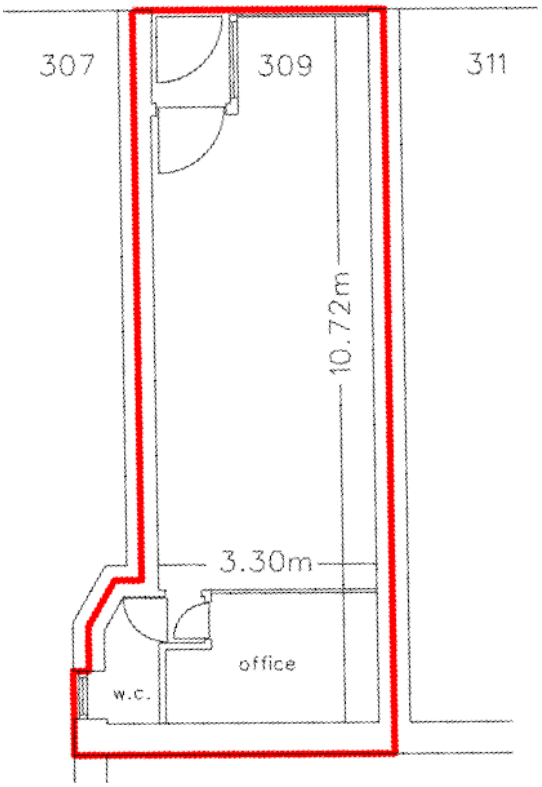
We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Net Internal Area (NIA) as 34.59 m² / 372 sq.ft.

HAPPY TO TRANSLATE

You can get this document on audio CD, in Braille, large print if you ask us. Please contact Interpretation and Translation Service (ITS) on its@edinburgh.gov.uk and quote reference 25-0871.

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

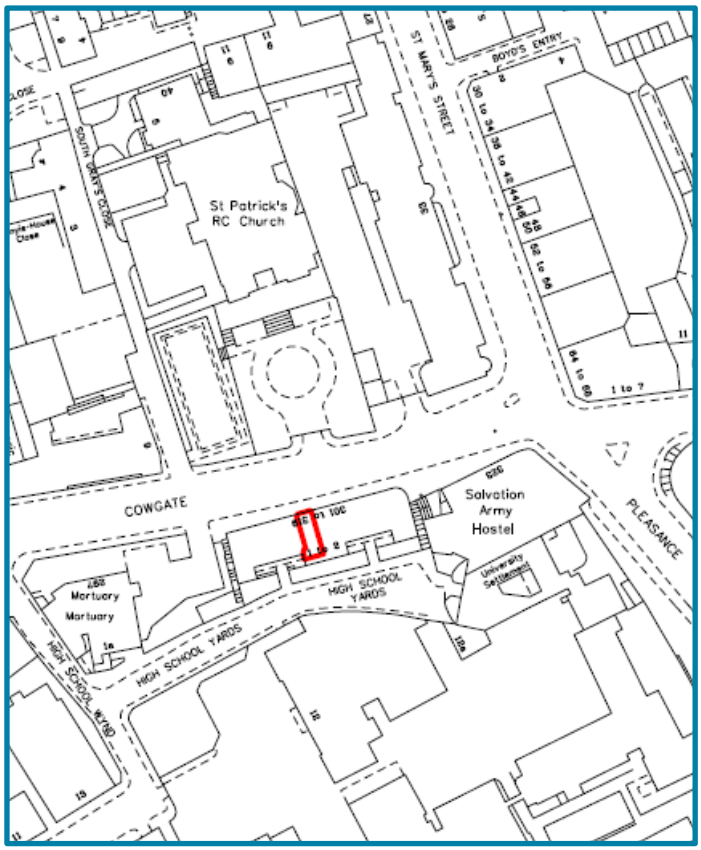


Rateable Value
We understand that the subject has a rateable value of £5,800 with effect from 1 April 2026. Further details on rateable value, rate poundage and rates relief can be found at www.saa.gov.uk or 0131 344 2500. Subject to individual eligibility, the property may qualify for 100% non-domestic rates relief under the Small Business Bonus Scheme effective 1st April 2023. Clarification should be obtained from the Business Rates Team on 0131 608 1133 or via email at: nondomesticrates@edinburgh.gov.uk

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). 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.

Energy Performance Certificate
Currently under assessment and available upon request.

Rent
Offers in excess of **£6,600** per annum (exclusive of VAT, rates, buildings insurance and service charge) are invited.



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.

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 – 309 Cowgate' 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 October 2026.*