

**TO LET**



63 Holyrood Road | Edinburgh | EH8 8AU

**Commercial Unit**  
**424 Sq Ft Retail - High Street**  
**TO LET - £15,000.00 per annum**

**Griffin**  
**Webster**  
PROPERTY CONSULTANTS

### Location

Holyrood Road is located in Edinburgh's Old Town approximately half a mile south east of the city centre. The premises are situated on the north side of the road, in close proximity to the Scottish Parliament and Dynamic Earth. The Palace of Holyrood and Holyrood Park attract tourists throughout the year.

Nearby occupiers include Hemma, Tesco Express and Surf & Turf Holyrood. Numerous corporate offices are located within walking distance, including RockStar North, World Wide Fund for Nature, BBC Scotland and Citigroup. Additionally, there is a large student population with major residences situated on Holyrood Road, including Unite Student Accommodation.

### Accommodation

The subjects form part of a modern residential apartment development rising 6 storeys and forming part of a grouping of shops. The premises are regular sized with integral toilet and food preparation area off an open plan servery. The property benefits from regular services of electric heating, lighting, power, water and sewage and has a timber frame and glazed shop front.

### Floor Area

Ground Floor 39.38 sq. m (424 sq. ft)

### Rating

The subjects are entered in the valuation roll £8,200.00 and qualify for 100% rates relief.

### Terms

A new full repairing lease is sought at a rent of £15,000.00 for a period of up to 10 years.

### EPC

An EPC certificate can be made available upon request.

### Entry

By arrangement.

### Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement with the letting agents.

Call Greg Dykes

07447 983400 or

email:

[greg@griffinwebster.co.uk](mailto:greg@griffinwebster.co.uk)

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