

FOR SALE / TO LET

ATTRACTIVE RETAIL UNIT

54a MAIN STREET, DAVIDSON'S MAINS, EDINBURGH, EH4 5AA

- SITUATED IN DAVIDSON'S MAINS AREA OF EDINBURGH
- EXTENDS TO 84.56 SQ M (910 SQ FT)
- SUITABLE FOR A VARIETY OF USES

RENT £18,000 PER ANNUM

PRICE £250,000



LOCATION

The subjects are situated in the Davidson's Mains area of Edinburgh lying approximately three miles west of the city centre. Davidson's Mains is a popular neighbourhood centre serving the surrounding residential community.

Surrounding commercial premises form a mixture of local and national occupiers including both retail and licensed uses. Occupiers include Boots, Cancer Research UK and Mains Local Convenience Store.

DESCRIPTION

The subjects comprise a double windowed retail unit, situated over the ground floor only, with a rectangularly shaped front sales area and rear store. A staff area/kitchen together with WC are situated to the rear.

ACCOMMODATION

The property has the following Net Internal Areas:

Front Shop	49.52 m ²	533 ft ²
Back Shop	28.94 m ²	311 ft ²
Staff/Kitchen	6.14 m ²	66 ft ²
Total	84.56 m ²	910 ft ²

EPC

Further details are available on request.

TERMS

Offers over £250,000 are invited for the Heritable (Freehold) interest. Rental offers in excess of £18,000 per annum are sought.

RATES

The Rateable Value is £16,200.

In terms of the Small Business Bonus Scheme, the subjects may qualify for approximately 19% rates relief.

LEGAL COSTS

Each party will be responsible for their own legal costs.

Any ingoing tenant/purchaser will be responsible for LBTT, Registration dues and VAT where applicable.

FURTHER INFORMATION

For additional information please contact:

Chris Paterson | 0131 2284466 | cp@bap.co.uk
 Burns and Partners
 25 Rutland Square, Edinburgh, EH1 2BW

Disclaimer: The Agents for themselves and for vendors or lessors of this property whose agents they are give 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 The Agents has any authority to make or give any representation or warranty whatever in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: August 2025

