

# DM HALL

For Sale

Retail/office

26 Lochrin Buildings,  
Gilmore Place,  
Edinburgh,  
EH3 9NB



59.30 SQ M  
638 SQ FT

# Property Details

- Situated in a desirable location
- High levels of passing footfall and vehicular trade
- Qualifies for 100% business rates relief
- Offers Over £140,000

## LOCATION:

26 Lochrin Buildings is located along Gilmore Place, a well-connected area in central Edinburgh. Situated just a short distance from the busy neighbourhoods of Bruntsfield and Tollcross, the area offers an appealing blend of residential and commercial activity.

The area is well-served by public transport, providing easy access to Edinburgh's city centre, which is approximately a 10-15 minute walk away. Nearby, a variety of cafes, restaurants, and shops are located, while educational institutions, such as Edinburgh Napier University, and cultural venues like the King's Theatre are close by, further enhancing its appeal to residents, students, and professionals alike.

Neighbouring occupiers include a mixture of national and local covenants including Tuk Tuk Indian restaurant, Pepes and Edinburgh orthodontics.

## DESCRIPTION:

The subjects comprise a mid-terraced, ground floor and basement, Class 1A retail premises within a traditional stone-built tenement building surmounted by what appears to be a mansard style roof.



The retail unit offers a bright and open ground-floor shop space with large front windows, ideal for displays. An internal staircase leads to the basement, which includes a storage area for inventory and a WC for staff use, efficiently separating operational needs from the main retail area above.

#### ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

<b>FLOOR</b>	<b>SQ M</b>	<b>SQ FT</b>
Ground	32.75	352
Basement	26.56	286
<b>Total</b>	<b>59.30</b>	<b>638</b>

#### SERVICES:

We understand the property benefits from mains water and single-phase electrical services.

#### SALE TERMS:

Our client is seeking offers over £140,000 for the outright purchase of their heritable interest.

#### ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

#### NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,950 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.



# Property Details

## PROPOSAL:

Any proposals to purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

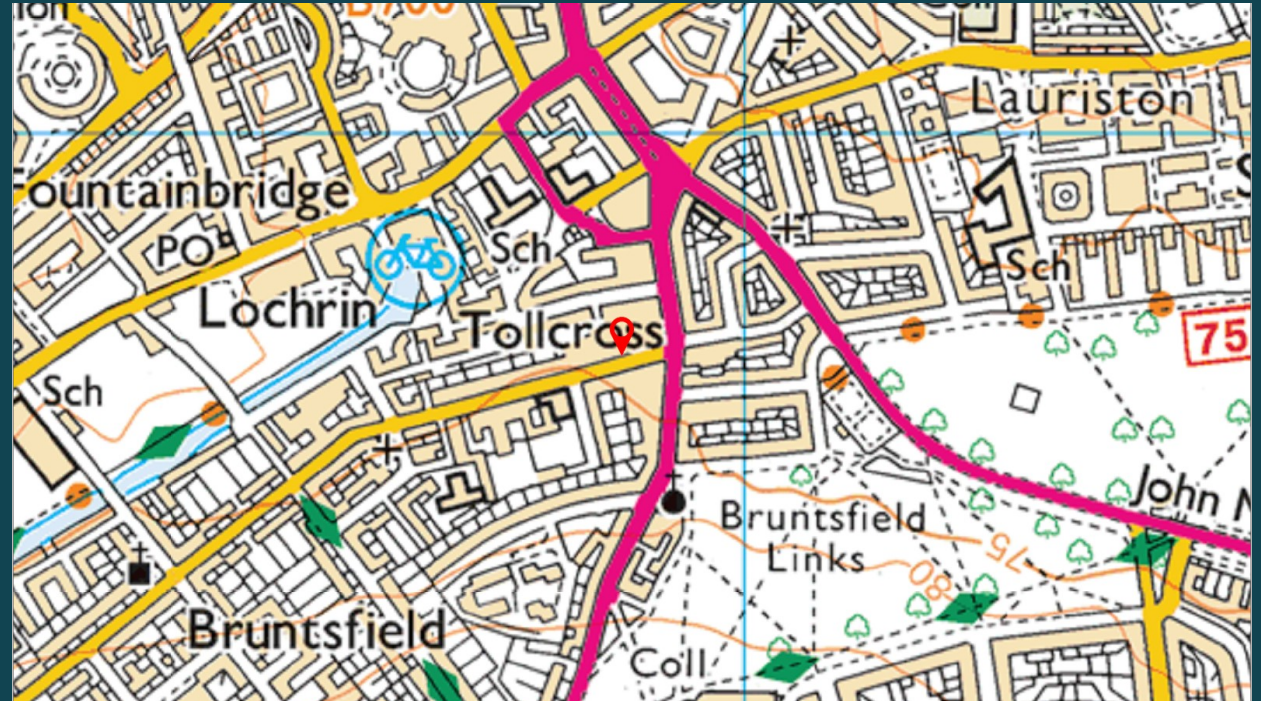
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

## ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

Harry Pattullo MSc

Oliver Lawson MSC MRICS

**DM Hall Commercial**  
17 Corstorphine Road  
Murrayburgh House  
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk

**DM HALL**



Regulated by  
**RICS**