

TO LET

 **GRAHAM  
SIBBALD**



**14 Montagu Terrace  
Edinburgh  
EH3 5QX**

- Situated on prominent corner site within affluent area of Inverleith/Goldenacre
- Ground floor and basement class 1A unit
- Benefits from great natural light through large display windows on return frontage
- NIA: 110.75 Sq m (1192 Sq Ft)
- Rent: Offers over £23,500 per annum



## LOCATION

The subjects are located on the corner of Montagu Terrace and Royston Terrace within the affluent area of Inverleith/Goldenacre, lying approximately 1 mile north of Edinburgh's City Centre.

The street itself forms part of a busy thoroughfare linking Canonmills to the south with the junction of Ferry Road to the north side close to the unit itself.

The unit therefore benefits from great transport links with regular bus services operating on the street itself as well as along Ferry Road, which forms one of the main arterial routes into the city from the north and west side.



More specifically the subjects lie within a parade of other similar style units with a variety of other local occupiers including financial planners, cafes, a pharmacy, as well as convenience stores amongst others.

The subject's location can be seen on the appended map.

## DESCRIPTION

The subjects comprise a ground floor and basement prominent class 1a corner unit as part of a larger 4 storey traditional stone built tenement building surmounted by a mansard style roof of a pitched and slate nature with a flat roof section covered in, we assume bituminous felt or similar.

The unit itself benefits from a return frontage with natural light afforded through the large timber framed and glazed display windows to both elevations.

Internally the subjects provide a well presented open plan sales area to the front with ancillary storage and tea preparation area to the rear.

The basement is accessed via an internal staircase and provides further substantial ancillary storage accommodation.

## ACCOMMODATION

Ground:	55.61 Sq M	(598 Sq Ft)
Basement:	55.14 Sq M	(594 Sq Ft)
<b>Total:</b>	<b>110.75 Sq M</b>	<b>( 1192 Sqft)</b>

## EPC

A copy of the EPC can be given upon request. The current rating is B.

## RENT

We are seeking offers over £23,500 per annum on new Full repairing & Insuring terms.

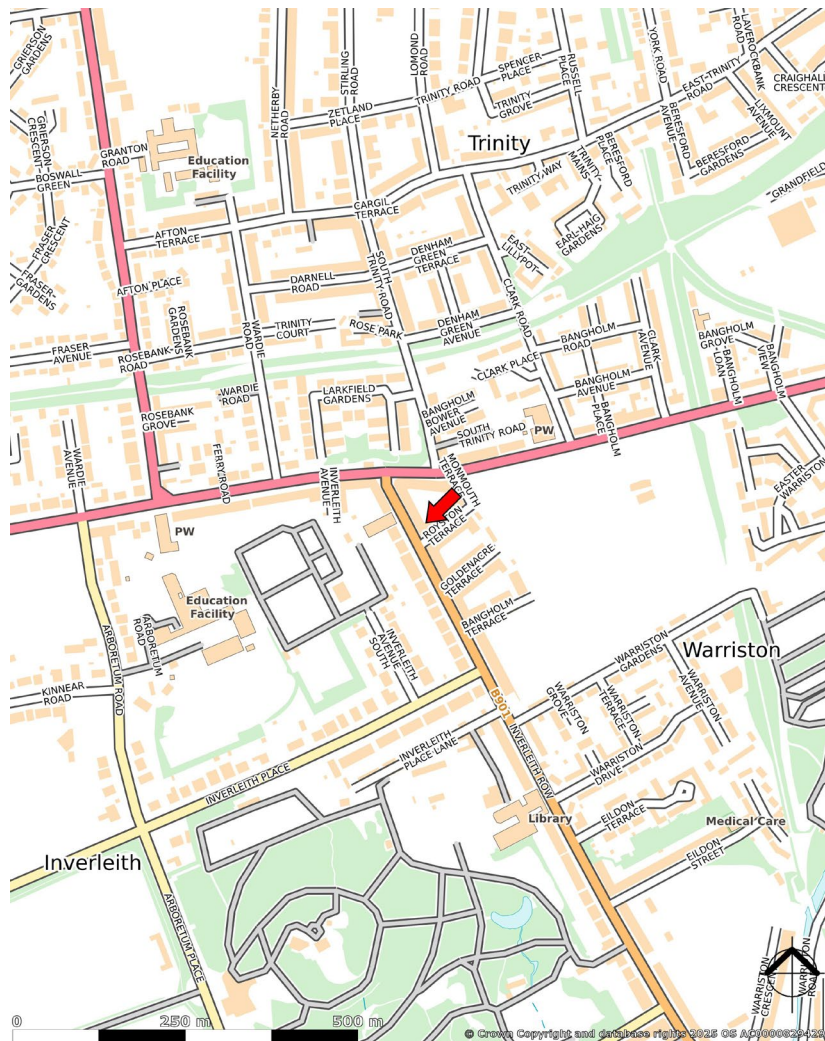
## RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note the subjects to have a rateable value of £12,800.

Therefore, any prospective tenant could benefit from significant rates relief in line with the small business bonus scheme.

## LEGAL COSTS + VAT

Each party shall be liable for their own legal costs incurred within this transaction. The subjects are not currently elected to tax and therefore no VAT will be payable upon the rent.



To arrange a viewing please contact:



**ROSS CHINNERY**  
**Associate**

ross.chinnery@g-s.co.uk  
07584 061 146



**CORANN HENDERSON**  
**Graduate Surveyor**

corann.henderson@g-s.co.uk  
07776 844 275

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: December 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.