

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**2 Biggar Road,
Edinburgh EH10 7BQ**

- Retail / Office Accommodation extending 160.14 Sq m (1,723 sq ft)
- Located on a key arterial route south of Edinburgh's city centre
- Offers over £30,000 per annum(exclusive of VAT)

LOCATION

The subjects are situated on Biggar Road, a key arterial route linking Edinburgh city centre with the Edinburgh City Bypass and the south. The property occupies a prominent roadside position within the Fairmilehead district, approximately 4 miles south of Edinburgh city centre, benefitting from excellent visibility to high volumes of passing vehicular traffic.

The surrounding area comprises a mix of residential neighbourhoods and commercial occupiers. The location provides convenient access to the city centre while also serving as a gateway to Midlothian and the Scottish Borders. Public transport connections are strong, with regular bus services operating along Biggar Road and providing direct links to central Edinburgh and surrounding districts. In addition, the property benefits from close proximity to the Edinburgh City Bypass, offering onward connections to the wider Scottish motorway network.

The subjects can be seen on the appended plan.



DESCRIPTION

The subjects comprise a former bank premises being constructed by brick, surmounted by in the main, a pitched and tiled roof. There is an extension to the left-hand side of the unit which is under a flat roof. Access can be taken into both sections separately. Natural light is afforded into the unit via large timber framed and glazed windows to both the front and rear elevations.

Internally the subjects are currently laid out to provide compartmentalised accommodation for its most recent

use as a well being centre, however much of this is of stud-partition construction and therefore presents an opportunity to provide good quality open plan space, suitable for a variety of occupiers.

There is also a first floor which is used for a small office and WC with ancillary storage accommodation. A small lower ground floor houses the plant room and further storage space.

ACCOMMODATION

According to our calculations and in line with the RICS Code of Measuring Practice 6th Edition we estimate the subjects extend to the following approximate net internal area:

FLOOR	Sq M	Sq Ft
Ground Floor	135.79	1,461
First Floor	24.35	262
Total	160.14	1,723

RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £19,200.

RENT

We are seeking offers over £30,000 per annum (exclusive of VAT).

EPC

A copy of the Energy Performance Certificate can be given upon request.



LEGALS

Each party is to pay their own legal costs, the purchaser will be liable for any LBTT, VAT and registration dues incurred within the transaction.

VAT

The subjects have not been elected to tax and therefore VAT is not payable upon the sale price.





To arrange a viewing please contact:



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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. A list of Partners can be obtained from any of our offices.
6. Date Published: August 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.