

Ryden

TO LET / MAY SELL

RETAIL UNIT (CLASS 1A)
188 SQ M (2,017 SQ FT)



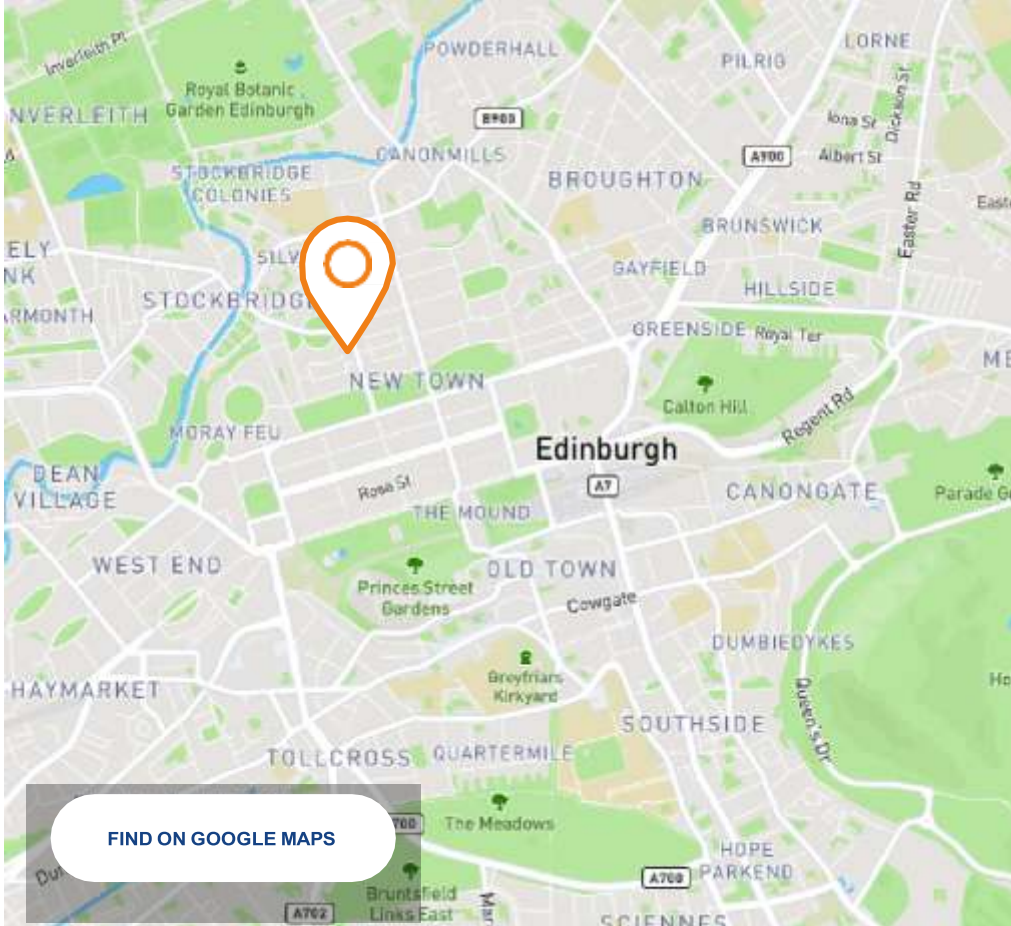
22 HOWE STREET
EDINBURGH
EH3 6TG

UNIT AVAILABLE TO LET

AVAILABLE FROM
11TH MARCH 2026

SUITABLE FOR A
VARIETY OF USES

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[FIND ON GOOGLE MAPS](#)



LOCATION

The property is located on the west side of Howe Street adjacent to Jamaica Street and close to the junction with Northumberland Street. The area is known for prestigious townhouse residences and apartments and is only a short walk from Edinburgh's prime retail areas on George Street and Princes Street.

The immediate area offers a range of amenities including a Sainsbury's Local, Tribe and a number of restaurants, bars and coffee shops.

DESCRIPTION

The subjects comprise a split level ground floor retail space contained within a Category A-listed building configured over ground and basement.

The subjects comprise a traditional shop front in keeping with the area and a double width pavement area. Internally, the ground floor is split between a front sales area and elevated rear sales area together with further sales and storage areas in the basement / lower ground.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
FRONT SALES	62	668
REAR SALES	38	407
LOWER GROUND	88	942
TOTAL	188	2,017

LEASE

The subjects are offered on the basis of a new lease on Full Repairing and Insuring terms with 5 yearly rent reviews, for a term to be agreed.

RENT

Offers invited in excess of £28,000 per annum exclusive.

PRICE

Offers over £350,000.

RV

The subjects are currently entered in the Assessor's Valuation Roll as having an RV of £28,250. The current UBR (2025/2026) for properties with an RV of under £51,000 is £0.498. Therefore, rates payable will be in the order of £14,068, exclusive of water & sewerage.

EPC

Available upon request.

PLANNING

We understand the property has planning consent for Class 1A (retail, financial and medical use). However, interested parties are to satisfy themselves with the local Planning Authority.

VAT

This property is not elected for VAT.

TIMING

The property will be available for occupation after 11 March 2026.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



GET IN TOUCH

Please get in touch with our agent for more details.

John Conroy

T 07979 494 915

E john.conroy@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. **September 2025**



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