

TO LET

RARELY AVAILABLE CLASS 1A PREMISES

Located in the heart of Edinburgh's
Stockbridge district

Offers over £25,000 per annum

Situated in a bustling mixed-use
neighbourhood

Premises extend to 61.32sqm (660
sqft)

Extremely high levels of
pedestrian and vehicular passing
traffic

Suitable for a variety of occupiers
subject to the necessary planning
consents



WHAT 3 WORDS



56 RAEBURN PLACE, EDINBURGH, EH4 1HJ

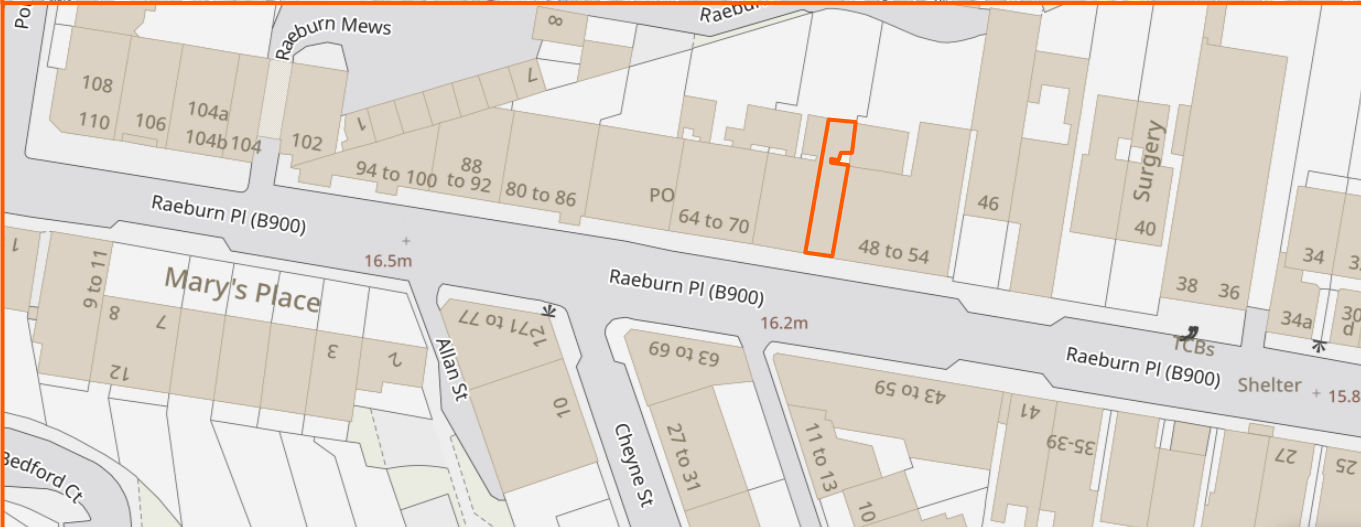
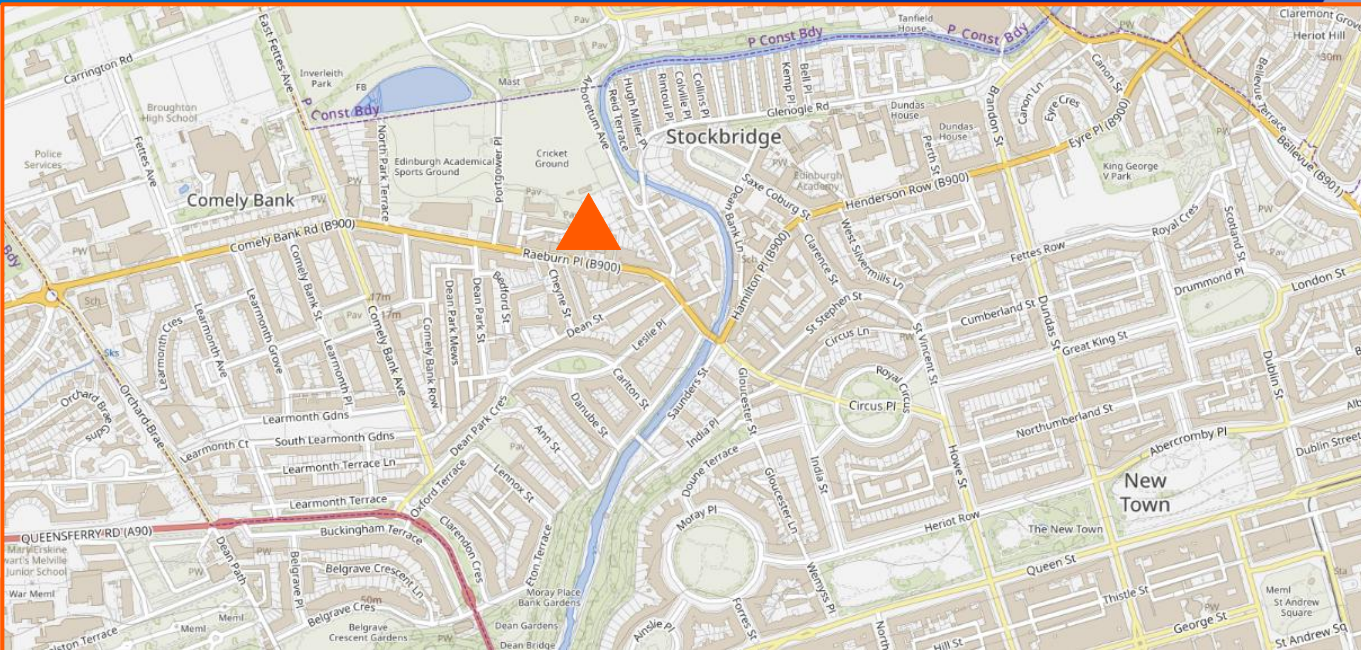
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Location

56 RAEBURN PLACE, EDINBURGH, EH4 1HJ



Location

Situated in the highly sought-after area of Stockbridge, this prominent Class 1A property occupies a prime position in one of Edinburgh's most desirable locations. It is prominently located on the north side of Raeburn Place, which is an extremely busy thoroughfare linking Cromely Bank Road to the north with Deanhaugh Street to the south.

Stockbridge is renowned for its independent retailers, artisan cafés, reputable national businesses and creative community. There is a wealth of retail, restaurant, café & professional service businesses in close proximity including Costa Coffee, Civerinos, Marks & Spencers Food and Twelve Triangles.

Stockbridge is an extremely popular residential neighbourhood with young professionals & families alike, & as such is an extremely desirable location for both residents and commercial occupiers. The subjects are easily accessible with excellent transport links including numerous Lothian Bus routes, offering a rare opportunity in one of Edinburgh's most sought-after locations.

Rarely available leasehold opportunity within highly sought-after neighbourhood



Virtual Tour



Description

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Description

The subjects comprise an attractive Class 1A premises arranged over the ground floor of a four-storey traditional stone-built tenement. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises while offering excellent branding opportunities.

Internally, the accommodation comprises a bright front shop with storage, tea preparation facilities and W/C facilities to the rear.

The flexible space is suitable for a variety of uses, including professional services, retail, office or café.

Accommodation

Description	m ²	ft ²
Ground Floor	61.32	660
TOTAL	61.32	660

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

56 RAEBURN PLACE, EDINBURGH, EH4 1HJ



COMMERCIAL



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £25,000 per annum.

Rateable Value

As of April 2026 the subjects are entered in the current Valuation Roll at a rateable value of £17,500, resulting in a rates payable of up to £7,365, subject to the SBBS.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **April 2026**