

FOR SALE / MAY LET

CLASS 1A PREMISES

Situated on Leith Walk, within the Leith district of Edinburgh

Freehold: Offers over £50,000

Leasehold: Offers over £5,000

Benefits from attractive large glazed frontage & electric roller shutter

Premises extends to 9.86 sqm (106 sqft)

Qualifies for 100% small business rate relief

Benefits from high levels of footfall and passing traffic



WHAT 3 WORDS



76 LEITH WALK, EDINBURGH, EH6 5HB

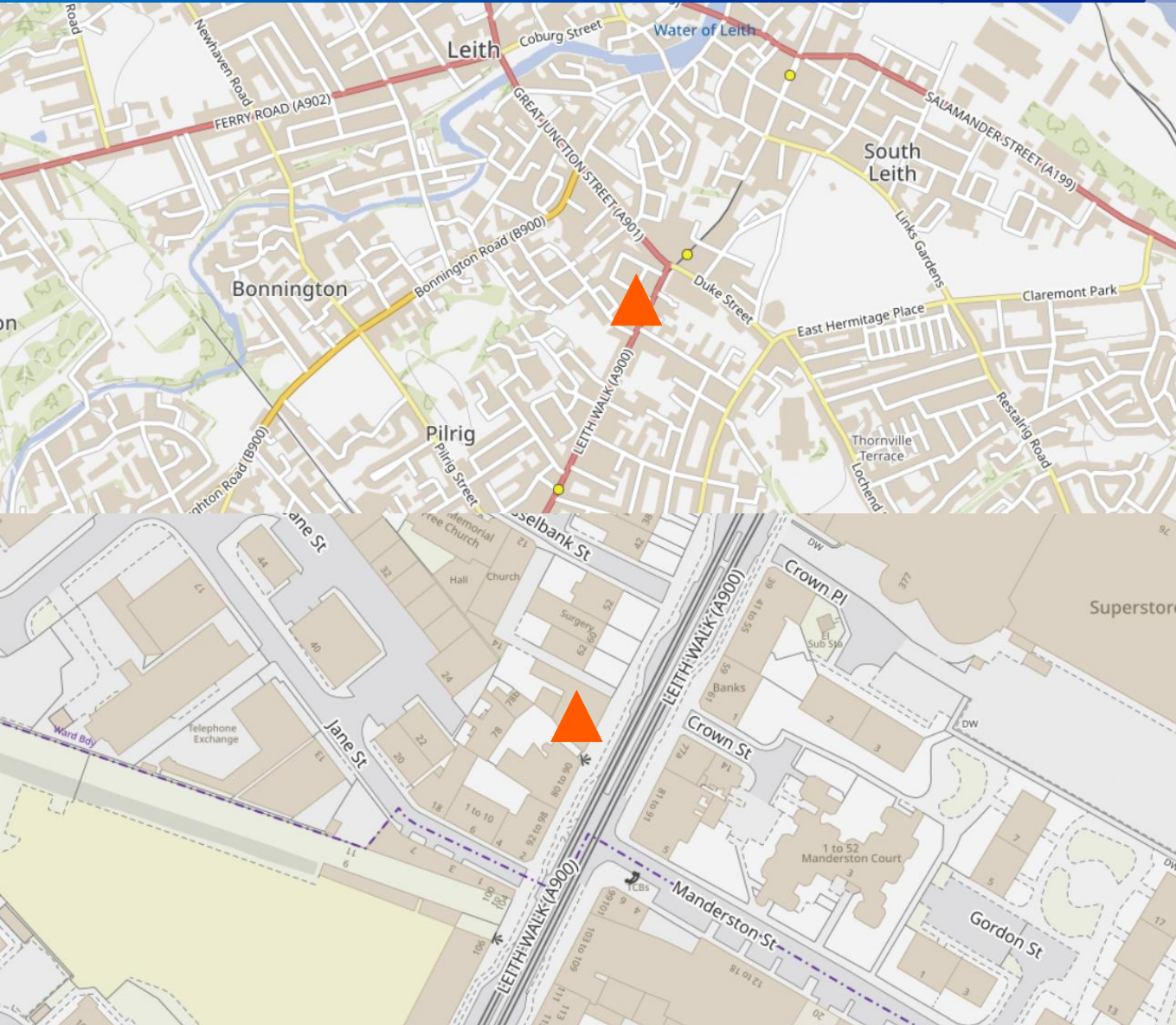
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SHEPHERD
COMMERCIAL



Location

76 LEITH WALK, EDINBURGH, EH6 5HB



Location

The subject is situated within the vibrant Leith district of Edinburgh, approximately 1.5 miles south-east of the city centre. More specifically, the property occupies a prominent position on the north-east side of Leith Walk.

The location benefits from exceptionally high levels of footfall and passing traffic, supported by the recent Edinburgh Tram extension, which provides efficient and direct transport links between Leith and the city centre.

Nearby occupiers include a mix of established local and national businesses such as Beveridge & Kellas, Artisan Roast Coffee, Papa John's, and All Together Edinburgh, contributing to a strong and diverse commercial parade.

**Rarely available opportunity positioned
on the bustling Leith Walk**



Description

76 LEITH WALK, EDINBURGH, EH6 5HB



Description

The subject comprises of Class 1A property arranged over the ground floor of a single storey, end-terraced tenement. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises while offering excellent branding opportunities.

Previously a travel services company, the property benefits from a bright open plan area, with w/c facilities to the rear of the property. The flexible space is suitable for a variety of uses, including professional services, retail, office or café.

Accommodation

Size	m ²	ft ²
Ground Floor	9.86	106
TOTAL	9.86	106

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).



Price

Our client is seeking offers in excess of £50,000 for the freehold interest.

Rent

Offers over £5,000 per annum

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £2,250 which will result in Small Business Rates relief.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

Energy Performance Certificate

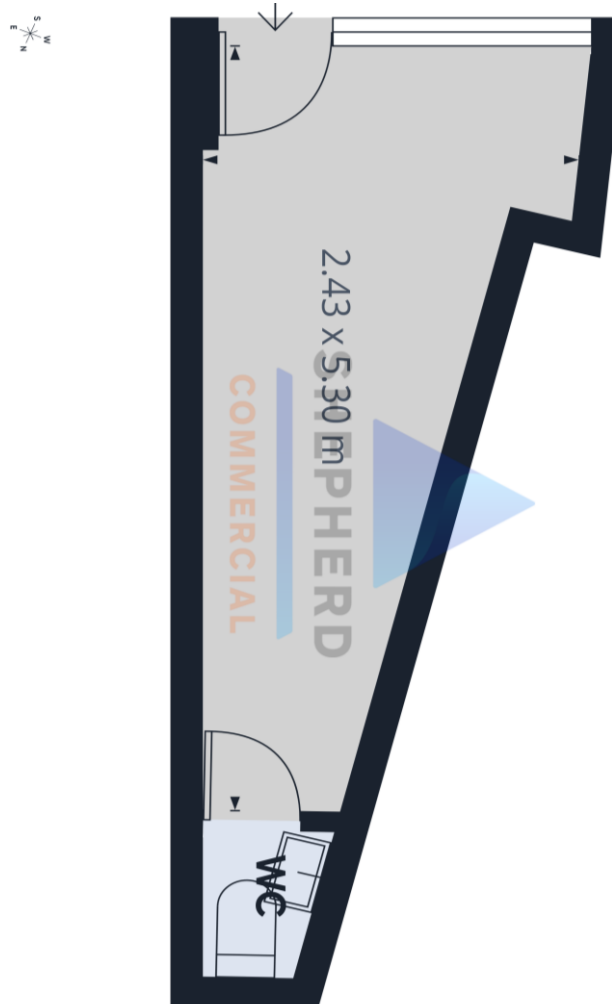
An Energy Performance Certificate is available upon request.

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 owner/occupier 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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Hannah Barnett

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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**