

TO LET  
RETAIL PREMISES



113-115 Lauriston Place,  
Edinburgh EH3 9JG

- Prominent commercial unit extending 96.40 sqm (1,038 sq.ft.)
- Suitable for a variety of uses (Class 1a)
- Prime location on Lauriston Place
- Offers over £25,000 per annum (exclusive of VAT)

## LOCATION

The subjects are located at 113-115 Lauriston Place, Edinburgh occupying a prominent position at the junction Brougham Place, in the Tollcross district of Edinburgh, approximately half a mile south of the city centre.

Lauriston Place forms part of one of the principal arterial routes leading into the city centre from the south and west, and the location benefits from significant levels of both pedestrian and vehicular traffic. The surrounding area is characterised by a mix of commercial and residential uses, with a wide range of occupiers including hotels, bars, restaurants, cafés, convenience stores, and professional service providers. Nearby occupiers include Premier Inn, Novotel, Lauriston Dental Care, Brauhaus, Piccoline, The Bike Station and Edinburgh Art Shop.

The subjects also lie in close proximity to several major landmarks, including, The Grassmarket, The University of Edinburgh, George Heriot's School and the Quatermile development, all of which contribute



to strong footfall levels in the immediate vicinity. The area is also well served by public transport, with numerous bus services operating along Lauriston Place and Lothian Road, providing an abundance of convenient access routes across the city and beyond.

## DESCRIPTION

The subjects comprise a ground floor and basement commercial unit (Class 1A), forming part of a traditional stone-built tenement building, presumably held under a pitched and slated roof. The premises were previously occupied by Little Johns residential letting agents and the property will be offered to the market on the basis of a new full repairing and insuring lease.

Internally, the ground floor provides a bright, spacious sales area which benefits from a large display frontage onto Lauriston Place affording occupier's excellent visibility and marketing opportunities due to the strong passing trade. The property was recently refurbished to an exceptionally high standard which includes a Mezzanine level above the main office/retail sales area. There is also a smaller private meeting room together with 2 x WC's at ground floor level. Access to the basement is via a permanent staircase. The basement provides a meeting/server room.



## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq M	Sq Ft
Ground Floor	59.4	640
Basement	26.5	285
Mezzanine	10.5	113
<b>Total</b>	<b>96.4</b>	<b>1,038</b>

## RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a new rateable value of £20,100 which came into effect as of 01/04/2026. Rates payable of approx. £9,668 per annum.

## RENT

Offers over £25,000 per annum (exclusive of VAT).

## LEASE TERMS

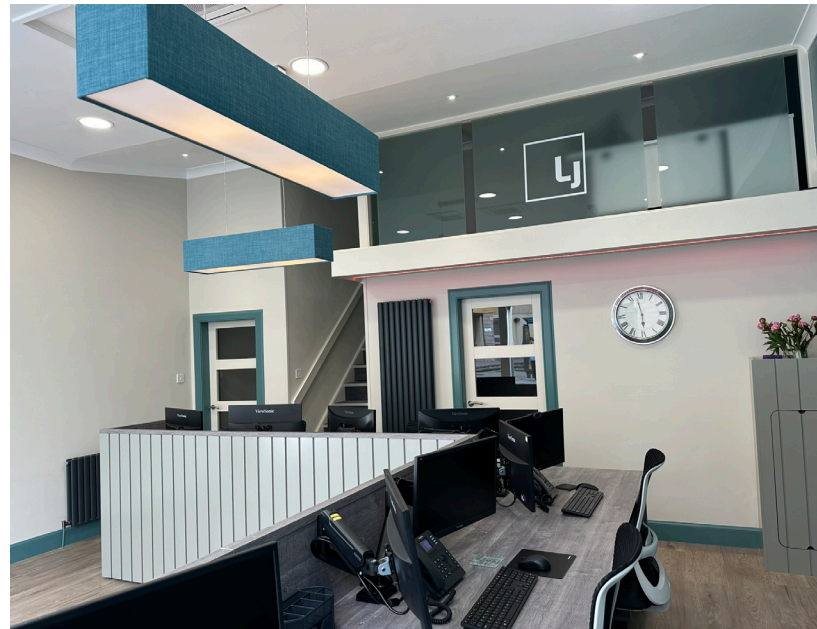
The premises are available on the basis of a new Full Repairing and Insuring (FRI) lease.

## EPC

Available upon request.

## LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction



To arrange a viewing please contact:



### CORANN HENDERSON

Graduate Surveyor

corann.henderson@g-s.co.uk

07776 844 275



### ROSS CHINNERY

Associate

ross.chinnery@g-s.co.uk

07584 061146

## 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: April 2026

## 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.