

TO LET

MULTI-WINDOWED CLASS 1A PREMISES

Located in the heart of Leith Walk,
Edinburgh

Offers over £32,500 per annum

Prominently situated in a bustling
mixed-use neighbourhood

Premises extend to 160.54sqm (1,728
sqft)

Benefits from high levels of footfall
and passing traffic

Highly adaptable space, suitable for a
variety of occupiers subject to the
necessary planning consents



WHAT 3 WORDS



125-127 LEITH WALK, EDINBURGH, EH6 8NP

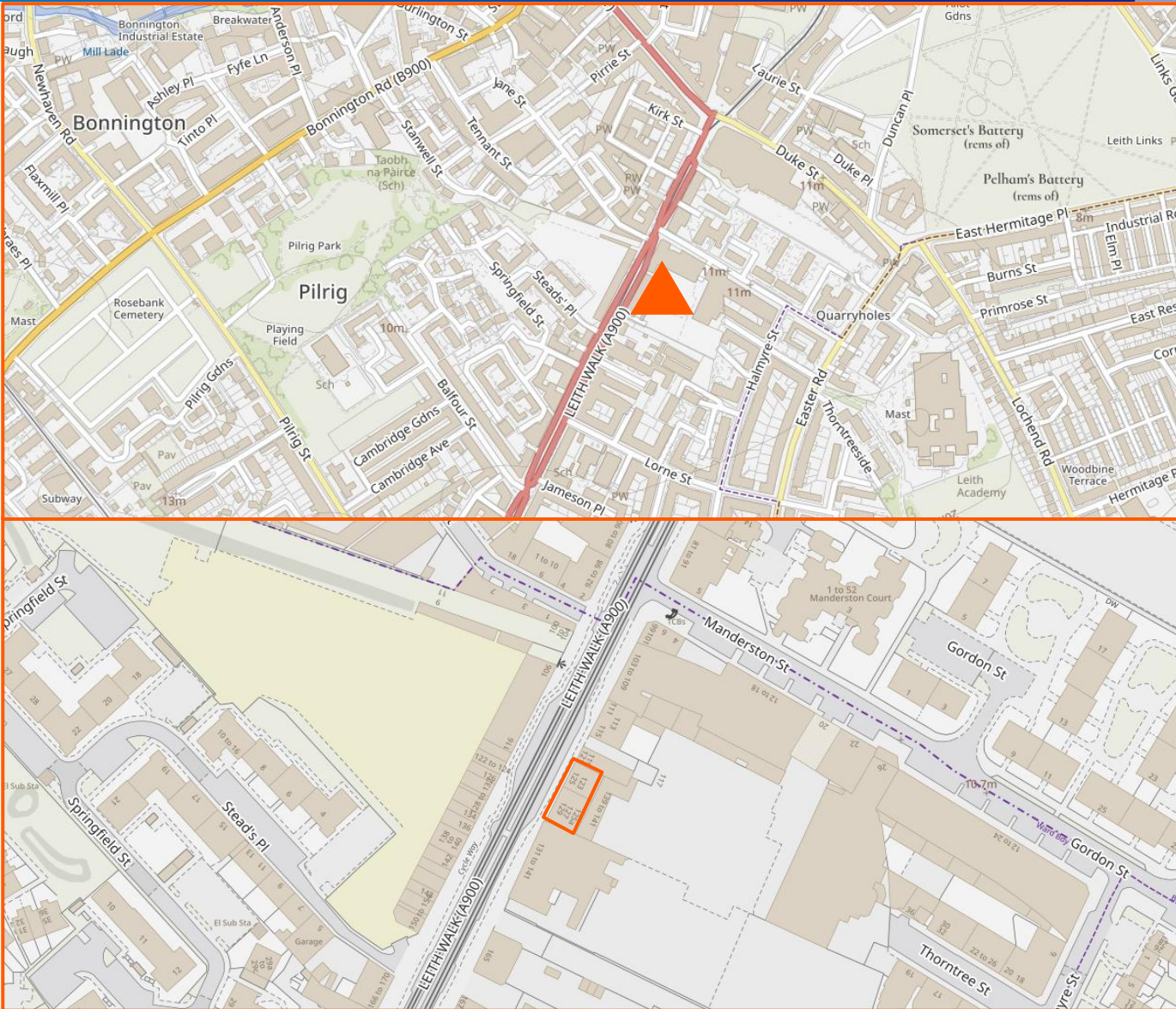
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SHEPHERD
COMMERCIAL



Location

125-127 LEITH WALK, EDINBURGH, EH6 8NP



Location

The property is positioned on the east side of Leith Walk, block bound by Manderson Street to the north and Smiths Place to the south. Leith Walk is situated approximately 1 mile north east of Edinburgh's city centre and forms part of the A900 truck road, carrying significant pedestrian & vehicular traffic between the city centre and Leith.

The premises is located within the heart of Leith Walk on an extremely well-established secondary retail parade, home to a mix of both reputable local tenants & recognised national occupiers. Nearby occupiers include Tesco Express, Dominos, Sloe Lane Bakery and Majestic Wine.

Leith is an extremely popular residential neighbourhood comprising a mix of students, young professionals and families. The subjects are easily accessible with excellent transport links, including the Edinburgh Tram system and numerous Lothian Bus routes as well as up to 1-hour free parking directly outside the property.

Class 1A premises within the Leith district of Edinburgh



Virtual Tour



Description

125-127 LEITH WALK, EDINBURGH, EH6 8NP



Description

The subjects comprise of a Class 1A premises arranged over the ground floor of a two-storey mid terrace building. The property benefits from multi-windowed frontage, allowing excellent branding opportunities.

Internally, the double interlinked retail unit comprises of multiple partitioned rooms that leads though to a rear studio space with storage, tea preparation area and W/C facilities.

The property is well-configured and highly adaptable, making it suitable for a wide range of potential uses, such as retail, leisure, professional services, office, cafe or restaurant, subject to the necessary planning consents.

Accommodation

Description	m ²	ft ²
Ground Floor	160.54	1,728
TOTAL	160.54	1,728

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).



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 £32,500 per annum.

Rateable Value

As of April 2026 the subjects are entered in the current Valuation Roll at a rateable value of £25,800.

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. **March 2026**