

TO LET  
RETAIL PREMISES

 **GRAHAM  
SIBBALD**



**21 Albert Street,  
Edinburgh,  
EH7 5LH**

- Prominent ground and lower ground floor commercial premises extending to 3,174 sq ft
- Class 1A premises with flexible accommodation throughout
- Located just off Leith Walk, approximately 1 mile from Edinburgh City Centre
- Well-connected location with nearby tram stops and frequent bus services

## LOCATION

The subjects are located on Albert Street, within the popular and vibrant Leith district of Edinburgh, approximately 1 mile north-east of the City Centre.

Albert Street lies just off Leith Walk, one of Edinburgh's principal arterial routes, benefiting from strong levels of passing footfall and excellent connectivity. The area is well served by public transport, with frequent bus services and nearby tram stops providing direct access to the city centre and Edinburgh Airport.

The surrounding area comprises a mixed-use neighbourhood, with a combination of residential tenements,



local retail occupiers and service-based businesses. The location has seen continued growth in popularity, driven by its proximity to the city centre, improving transport links and an expanding population of young professionals and students.

## DESCRIPTION

The subjects comprise a ground and lower ground floor Class 1A premises, forming part of a traditional tenement building with three residential storeys above. The property benefits from a large glazed frontage, providing strong visibility and good levels of natural light to the front sales area.

The ground floor is arranged as a predominantly open-plan sales space, incorporating tea preparation facilities and accessible WC provision. A staircase to the rear provides access to the lower ground floor, which comprises a mixture of open-plan ancillary, staff and storage accommodation.



## ACCOMMODATION

Measurements have been taken from the Scottish Assessors Association and provide the following net internal areas (NIA's):

Floor	SQ.M	SQ.FT
Ground Floor	161.17	1,735
Lower Ground	133.68	1,439
Total:	294.85	3,174



## EPC

Available on request.

## TENANCY

The property is available on standard FRI lease terms.

## RENT

£28,000 per annum (Exclusive of VAT)

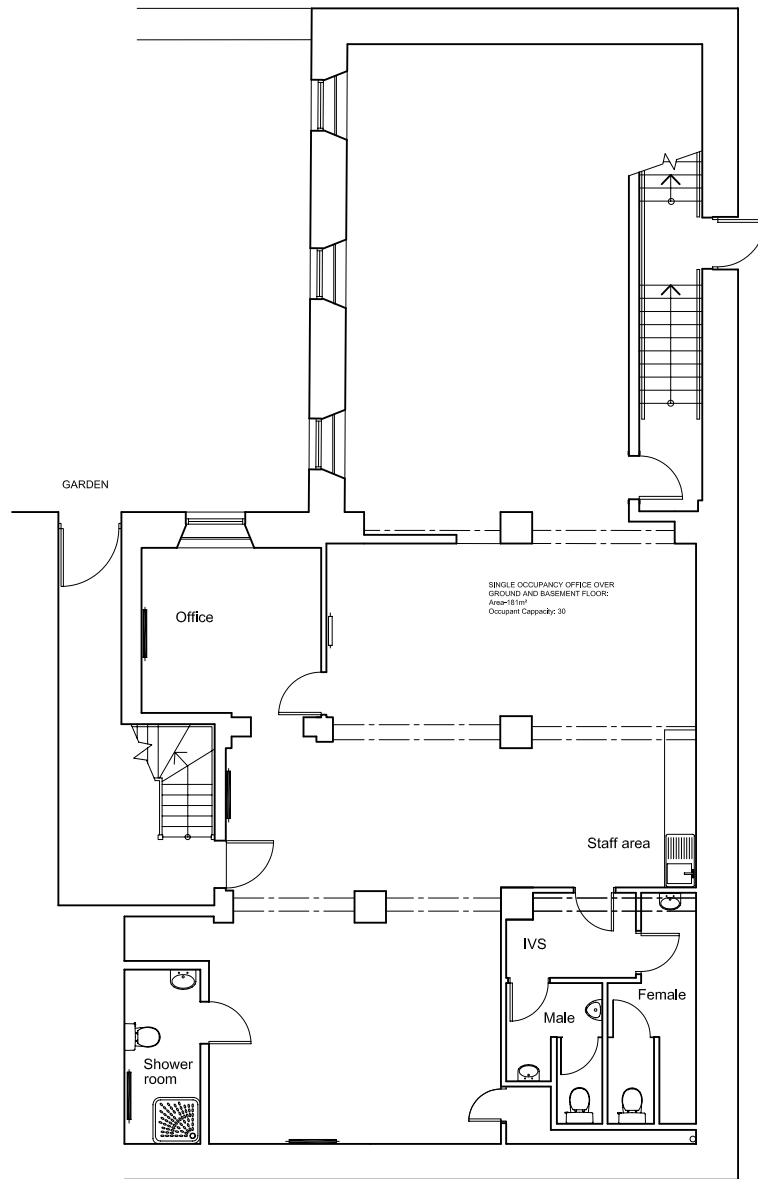
## RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a rateable value of £16,000, subject to change to £18,200 from 1st April 2026.

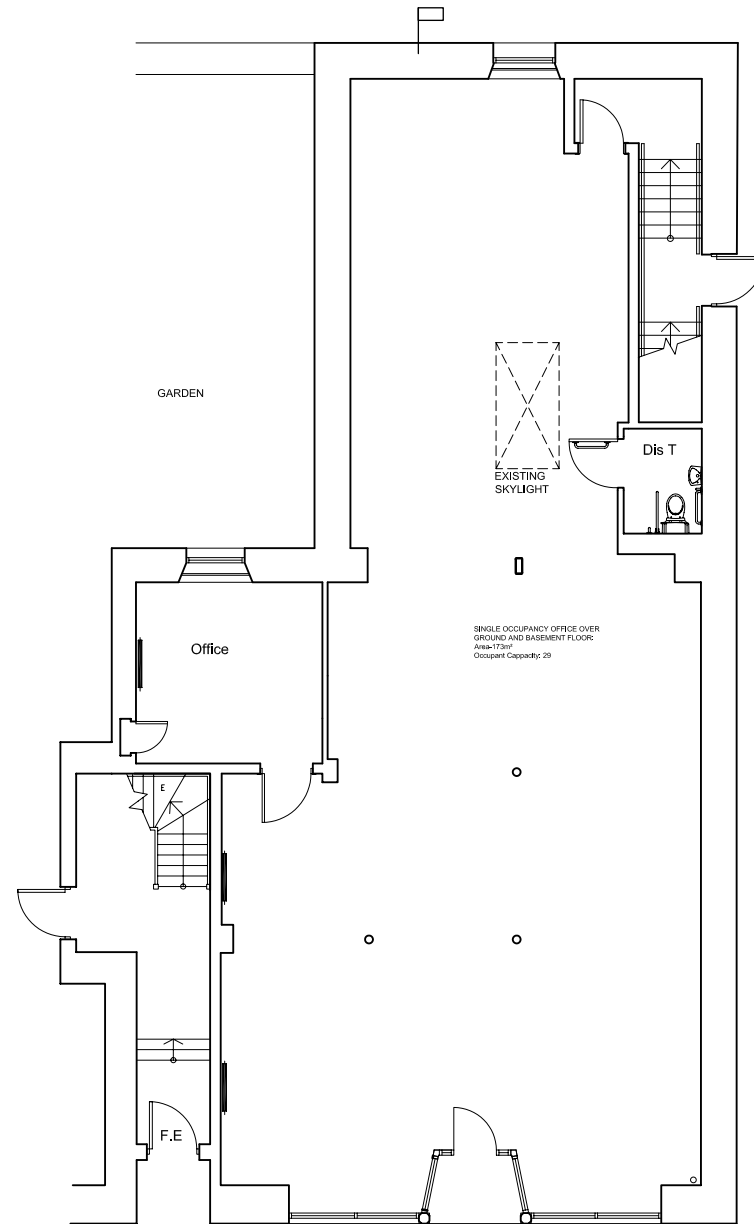
## LEGAL COSTS + VAT

Each party has to bear their own legal costs.





BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



To arrange a viewing please contact:



**MURDO MCANDREW**

**Associate**

murdo.mcandrew@g-s.co.uk

07799 159 665



**CORANN HENDERSON**

**Graduate Surveyor**

corann.henderson@g-s.co.uk

07776 844 275

#### 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: March 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.