

# Ryden

## TO LET / FOR SALE

RETAIL WAREHOUSE SUITABLE FOR A  
VARIETY OF USES

424 SQ M (4,568 SQ SQ FT)



21-23  
ST LEONARD'S  
LANE  
EDINBURGH  
EH8 9SH

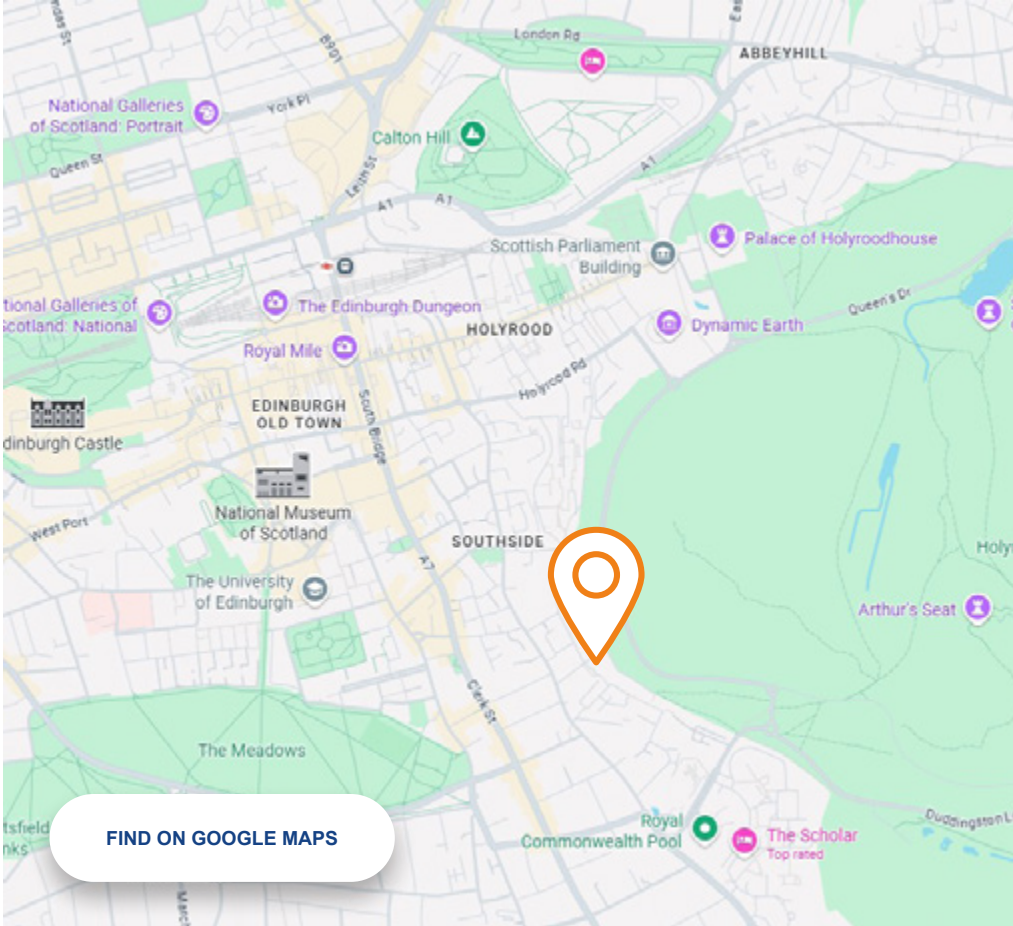
HIGHLY CENTRAL  
LOCATION

NO VAT PAYABLE

TRADITIONAL FEATURES  
THROUGHOUT

MIX OF OPEN PLAN AND  
CELLULAR LAYOUT

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## LOCATION

21-23 St Leonard's Lane is located within Edinburgh's popular Newington district, approximately 1 mile southeast of the city centre.

Newington is a vibrant area which is home to Edinburgh's most attractive landmarks including the Meadows, Holyrood Park and Arthur's Seat. The area is characterised by a mix of traditional tenement blocks, modern student accommodation, cafes, bars, shops and amenities.

St Leonard's Lane is accessed from St Leonard's Street which is one of Newington's main arterial roads. Surrounding occupiers include Holyrood Distillery and Police Scotland.

## DESCRIPTION

The premises comprise a unique ground floor retail warehouse which is single storey.

The property is accessed from a relatively small shop front which then extends into a larger open plan layout within the courtyard to the rear of the tenement flats. Historically the building has benefitted from vehicular access at the front elevation and this has been altered to create the current retail frontage.

Internally the property is arranged to provide a mix of retail, offices, stores and large open plan studio along with WC and kitchen facilities.

The building is not listed however it located within Edinburgh's South Side conservation area.

## ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th edition) to provide a Gross Internal Area of approximately 424 m (4,568 sq ft).

## USES

The property is currently used as a retail warehouse but is suitable for a wide variety of alternative uses, subject to planning, such as:

- Meeting hall
- Training school
- Visitor centre
- Health centre
- Gym / leisure
- Light industrial / storage
- Office space

## TERMS

The property is available on a new Full Repairing & Insuring lease for a period to be agreed and a rent of £50,000 per annum.

Our client will also consider selling and the quoting price is £525,000.

## BUSINESS RATES

We have been advised by the local Assessor's department that the premises currently have a combined Rateable Value of £21,350 resulting in rates payable (2024/25) of approximately £10,500 per annum .

## EPC

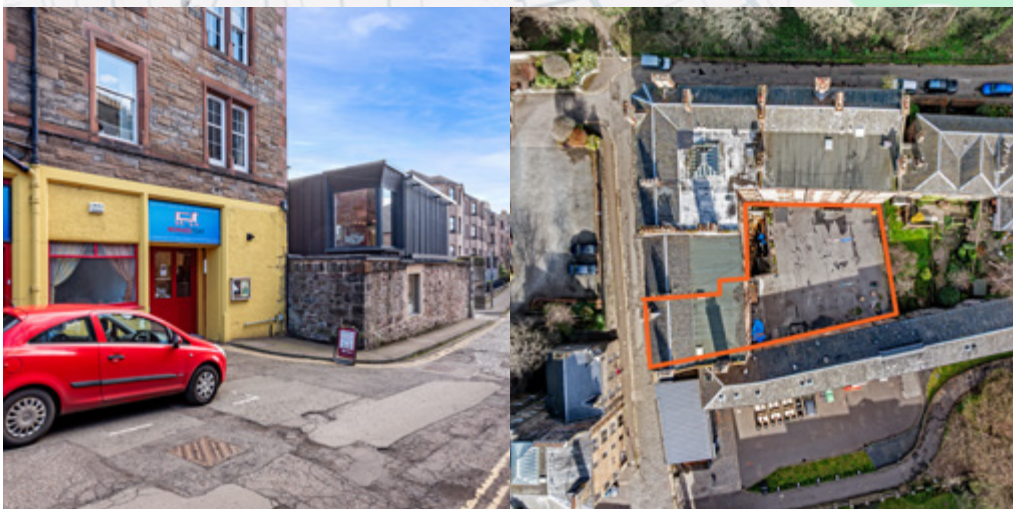
The EPC of the property is available on request.

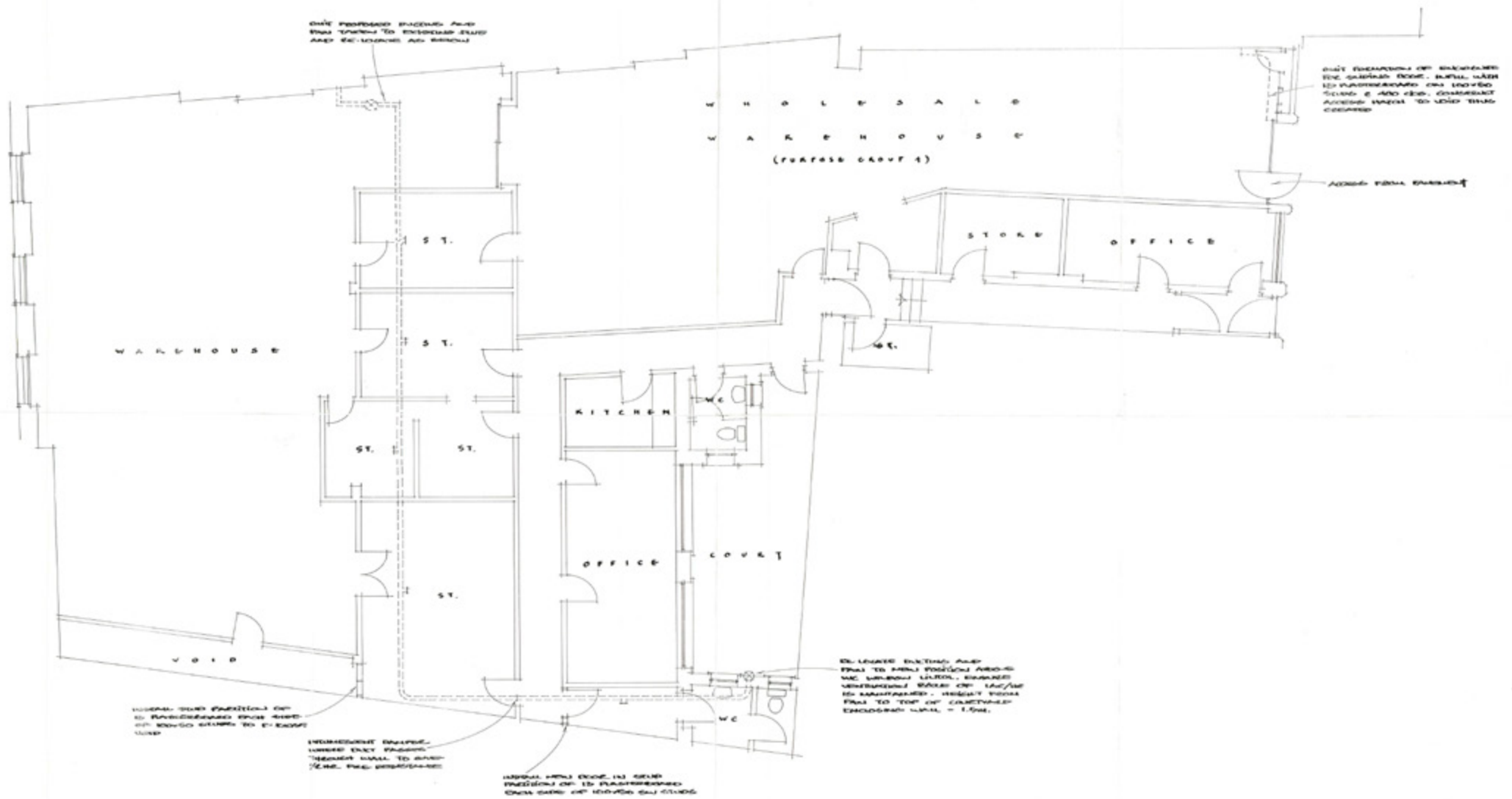
## VAT

The property is not VAT registered. VAT will therefore not be payable on the rent or purchase price.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.





E1/E2 ST LEONARD'S LANE	DEC 94
AMENDMENT TO WARRANT	1:50
RMDT-01	SBV



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RETAIL  
WAREHOUSE  
SUITABLE FOR A  
WIDE VARIETY OF  
USES  
424 SQ M  
(4,568 SQ FT)



21 - 23 ST  
LEANORD'S LANE  
EDINBURGH  
EH8 9SH

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. **July 2025**

