

# 278 LEITH WALK, EDINBURGH, EH6 5BX

## WELL-LOCATED RETAIL OPPORTUNITY

- ▶ Ground floor retail unit extending 25.08 sqm (270 sq.ft.)
- ▶ Suitable for a variety of uses within Class 1A
- ▶ Prominently situated on Leith Walk
- ▶ Offers over £10,500 per annum (Exclusive of VAT)



# PRIME LOCATION ON LEITH WALK

THE SUBJECTS LIE ON THE WEST SIDE OF **LEITH WALK**, APPROXIMATELY AT ITS MID-POINT, BENEFITTING FROM **EXCELLENT LEVELS OF FOOTFALL AND VEHICULAR ACTIVITY**.

Leith Walk is a bustling and popular mixed use boulevard, connecting Leith to Edinburgh's city centre.

With a nearby tram stop, student accommodation and a rise in young professionals living in the area – the immediate vicinity boasts an excellent vibrancy and abundance of activity.

Neighbouring commercial properties include a mix of local, regional and national operators such as;

- › Leith Cycle Co
- › Storries Home Bakery
- › Artisan Coffee
- › La Casa
- › Lindsay & Gilmour Pharmacy
- › Dofos Pet Centre/ Dog Grooming
- › Brass Monkey Leith
- › Ladbrokes



# PROMINENT GROUND FLOOR RETAIL UNIT

**THE SUBJECTS COMPRISE A GROUND FLOOR RETAIL UNIT FORMING PART OF A LARGER FOUR-STOREY TRADITIONAL SANDSTONE TENEMENT BUILDING, SURMOUNTED BY A PITCHED AND SLATED ROOF.**

Internally, the accommodation is fitted out to a shell condition. Providing a main retail sales area to the front and a kitchenette and W/C facilities to the rear.



## 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 | 25.08 | 270    |

## RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £5,000. The new rateable value which comes into effect from April 2026 is £6,000.

**The property should therefore continue to benefit from a 100% Business Rates Relief under the Small Business Bonus Scheme.**

## RENT

Offers over £10,500 per annum (exclusive of VAT).

## 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.



# VIEWINGS & FURTHER INFO

Viewing and further information available from the letting agents:-



**Murdo McAndrew**  
Associate

E: murdo.mcandrew@g-s.co.uk  
T: 07799 159 665



**Corann Henderson**  
Graduate Surveyor

E: corann.henderson@g-s.co.uk  
T: 07776 844 275



**Graham & Sibbald, Edinburgh**

40 Torphichen Street,  
Edinburgh,  
EH3 8JB



**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. A list of Partners can be obtained from any of our offices. 6. Date of Publication: March 2026.  
Design by Coco's Atelier | [www.cocosatelier.co.uk](http://www.cocosatelier.co.uk)