

TO LET

CLASS 1A PREMISES

Located in the affluent Inverleith
District of Edinburgh

Offers over £22,000 per annum

Highly prominent corner unit
benefiting from excellent exposure

Premises extend to 90.32 sqm (972
sqft)

Extremely high levels of pedestrian
and vehicular passing traffic

Suitable for a variety of occupiers
subject to the necessary planning
consents



VIRTUAL TOUR



1 INVERLEITH GARDENS, EDINBURGH, EH3 5PU

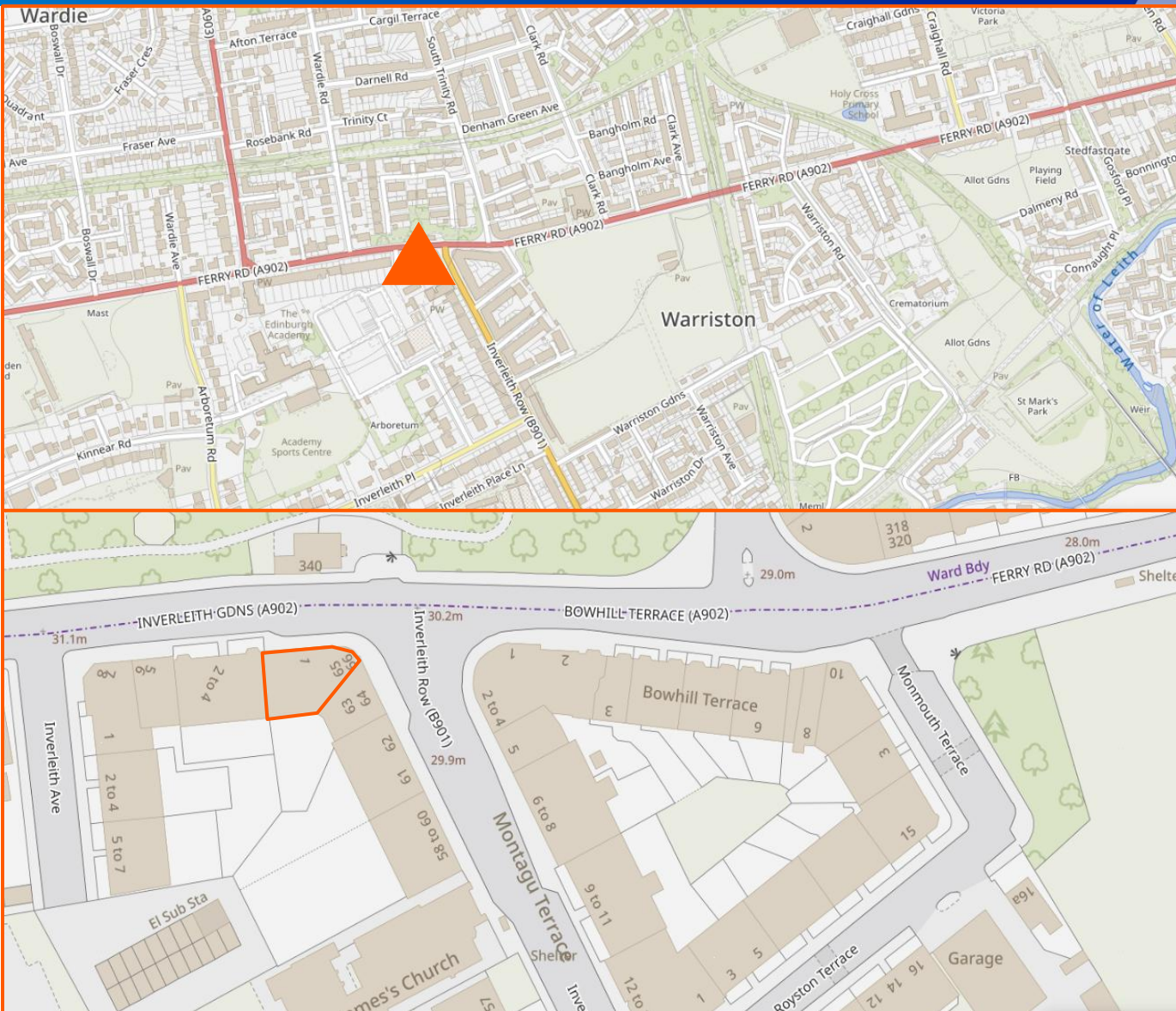
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Location

1 INVERLEITH GARDENS, EDINBURGH, EH3 5PU



Location

The property occupies a highly prominent corner position on the south side of Inverleith Gardens at the junction with Inverleith Row, within the affluent and highly sought-after Inverleith district of Edinburgh.

Located approximately 2 miles north of Edinburgh city centre, the property is well-served by public transport, making it easy to reach key parts of Edinburgh and the Lothians. Inverleith Gardens forms part of Ferry Road (A902), one of Edinburgh's arterial routes, carrying large volumes of vehicular traffic east and west across the city.

The surrounding area features an established and vibrant mix of commercial and residential uses, with notable nearby occupiers including Pablo Eggs-Go-Bao, Rodger and Smallridge Optometrist, and Goldenacre Playing Fields.

Rarely Available Leasehold Opportunity in Highly Sought After Location



WHAT 3 WORDS



Description

1 INVERLEITH GARDENS, EDINBURGH, EH3 5PU



Description

The subject comprises a highly prominent Class 1A premises arranged over the ground floor of a traditional 3-storey stone built tenement. The property benefits from a return frontage which provides excellent branding opportunities allowing significant exposure to both vehicular and pedestrian passing traffic.

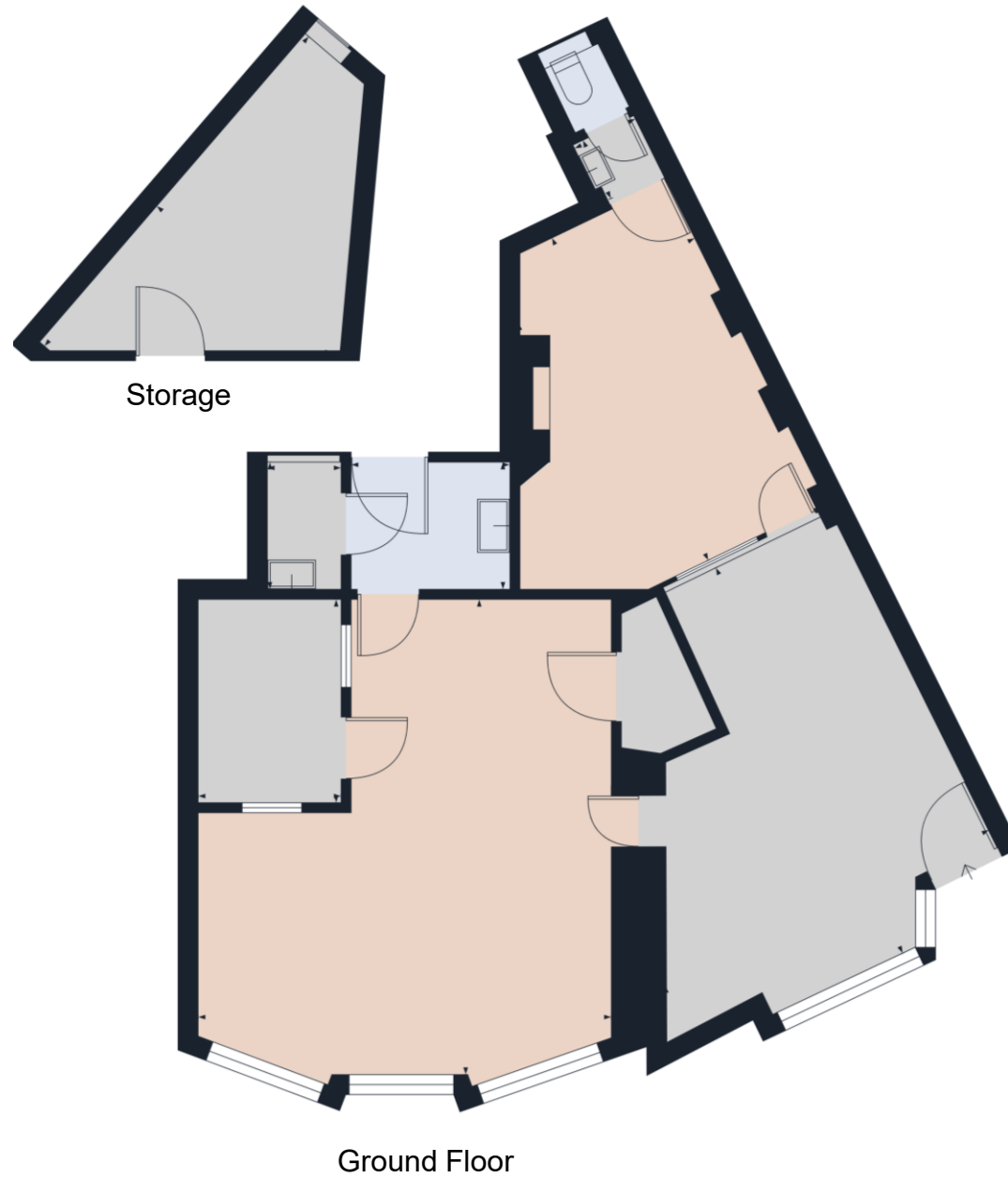
Internally, the accommodation comprises of a bright and welcoming reception area leading to an open-plan office space. The layout is further complemented by a dedicated meeting room and directors' office.

Additionally, the property includes a tea preparation area and two W/C facilities to the rear of the property. There is an extra storage room accessed via the common stairway.

Accommodation

Description	m ²	ft ²
Ground Floor	79.88	860
Storage	10.44	112
Total	90.32	972

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 £22,000 per annum.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of:

Ground Floor – £18,400 which will result in a rates payable of £8,142.37

Storage – £380 which will allow for 100% rates relief subject to the purchasers other commercial properties, if any.

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. Please note that the car parking spaces are separately assessed.

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



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. **May 2026**

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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