

FOR SALE
FORMER WORKSHOP

**GRAHAM
SIBBALD**



**20 Cochrane Place,
Edinburgh, EH6 8AH**

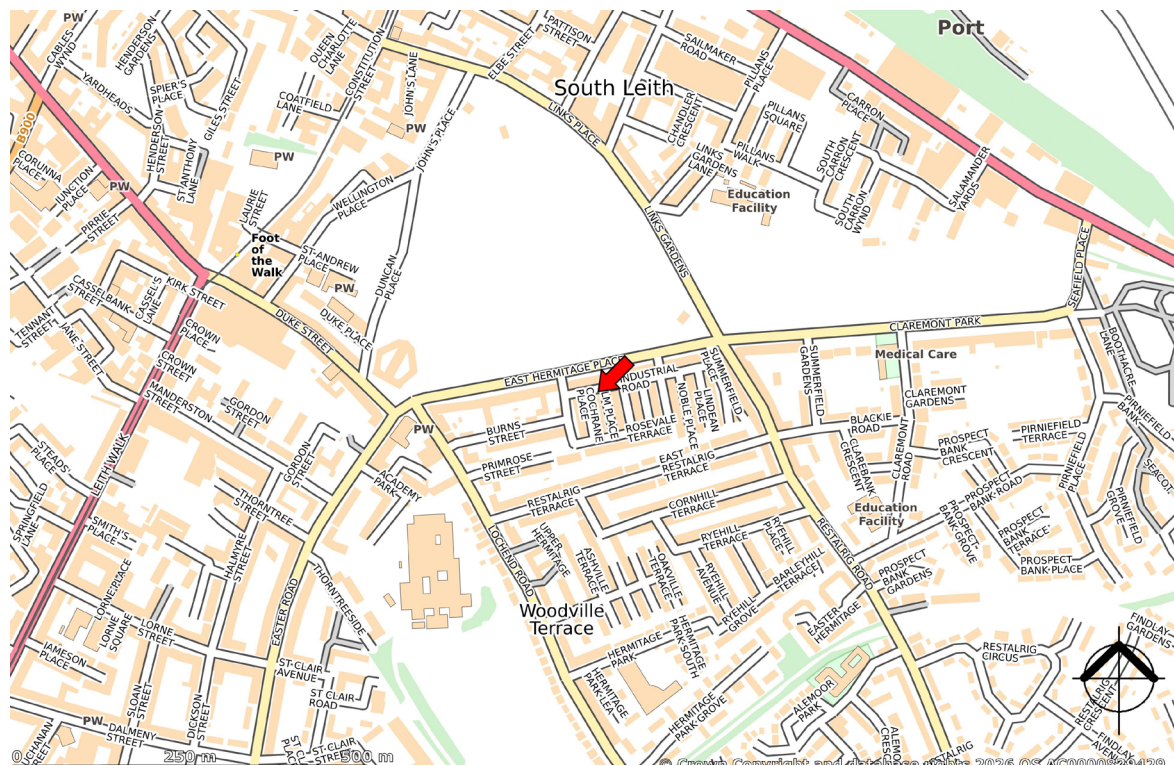
- Ground floor & basement former workshop extending 51.64 sqm (555 sq.ft.)
- Suitable for a variety of uses (subject to planning)
- Located within Leith Link Colonies
- Offers over £90,000 (exclusive of VAT) invited

LOCATION

The subjects are located in the Leith area of Edinburgh, approximately 2 miles north-east of Edinburgh city centre. Leith is one of Edinburgh's most established and vibrant districts, having undergone significant regeneration in recent years to become a highly sought-after mixed-use location. The area benefits from a substantial residential population, a strong local identity and immediate access to wider Edinburgh, one of the UK's strongest regional economies.

More specifically, the property is situated on Cochrane Place, a predominantly residential street located within the colonies to the south of Leith Links. The subjects occupy a convenient position close to Easter Road, Leith Links and the wider Shore district, benefiting from a diverse mix of surrounding residential accommodation, local amenities, cafés, restaurants, convenience retailing and leisure facilities. The property also benefits from proximity to a number of schools, community facilities and public open spaces which serve the surrounding catchment.

The location benefits from excellent transport connectivity. Easter Road and nearby arterial routes provide direct access to Edinburgh city centre, Leith, Portobello and the wider road network.



DESCRIPTION

The property comprises the ground and basement floors of a traditional two-storey stone-built building, surmounted by a pitched slate roof. Access is provided via a timber-panelled entrance door located at the corner of the unit. The frontage incorporates two street-facing windows, one of which is currently boarded over.

Internally, the ground floor comprises a principal retail/sales area with suspended timber flooring finished in chipboard throughout. To the rear of the property is a small WC facility situated beneath the communal residential staircase serving the upper floors.

The basement accommodation is accessed via a floor hatch and provides additional storage with solid concrete flooring. The electrical fuse board is located within the basement and inspection indicates that the property benefits from a three-phase electrical supply.

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	26.32	283
Basement	25.32	272
Total	51.64	555

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a rateable value effective from April 2026 of £2,700 per annum. Therefore any tenant should qualify for a 100% small business relief.

To arrange a viewing please contact:



CORANN HENDERSON

Surveyor

corann.henderson@g-s.co.uk

07776 844 275



MURDO MCANDREW

Director

murdo.mcandrew@g-s.co.uk

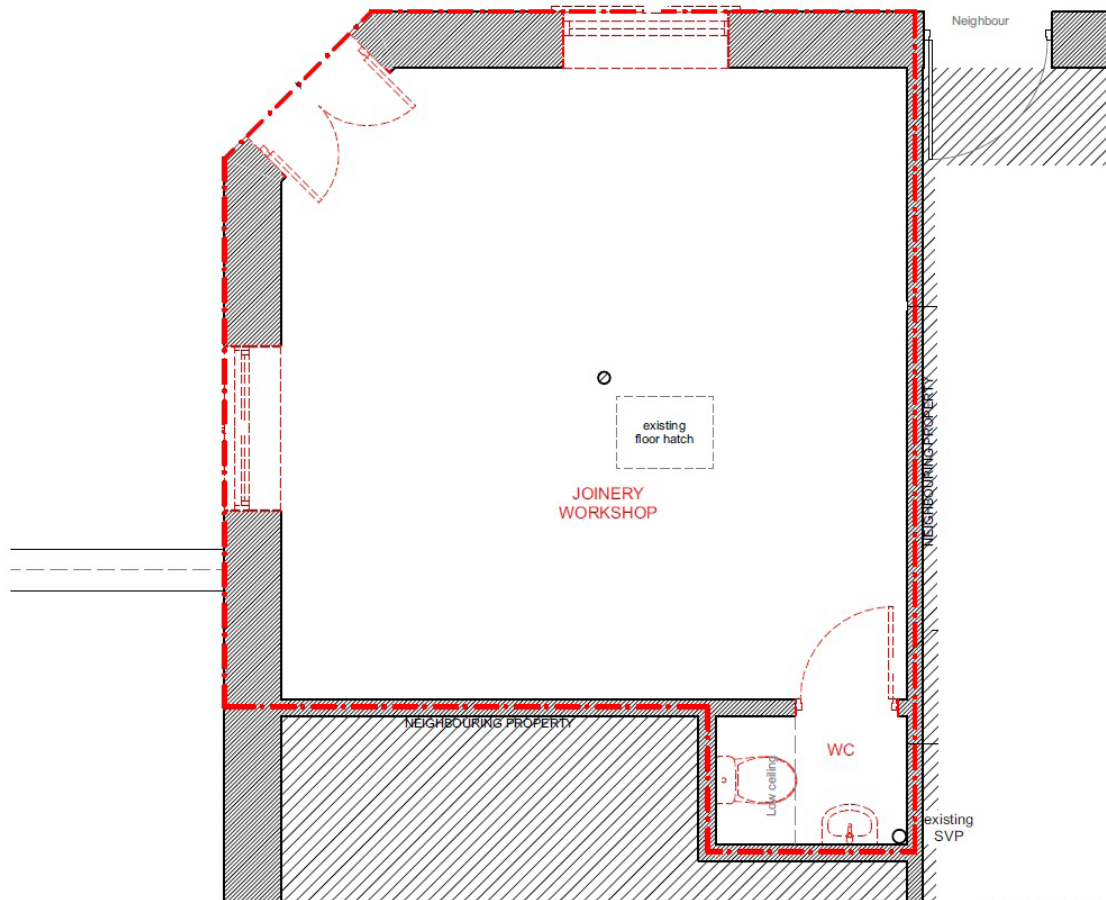
0131 240 5311

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: August 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.



FLOOR PLAN - AS EXISTING

PRICE

Offers over £90,000 (exclusive of VAT) are invited for our clients heritable interest.

EPC

Available upon request.

LEGALS + VAT

Each party has to bear their own legal costs. The purchaser will be liable for any registration dues and any VAT payable in this transaction. Please note there is no VAT payable in relation to this property.