TO LET

CLASS 1A PREMISES

Located in the vibrant Portobello district of Edinburgh

Offers over £8,500 per annum

Extremely high levels of pedestrian and vehicular passing traffic

Premises extend to 43.28 sqm (466 sqft)

Qualifies for 100% Small Business Rate Relief

Versatile space suitable for a variety of uses

VIRTUAL TOUR

240A PORTOBELLO HIGH STREET, EDINBURGH, EH15 2AU

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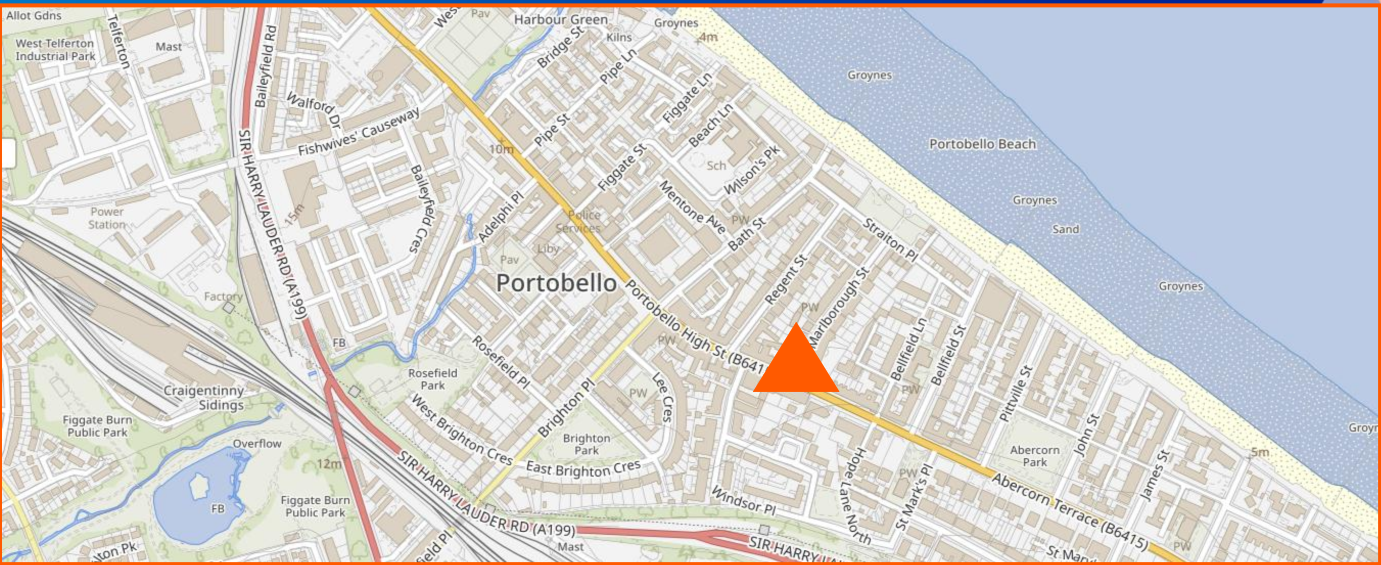
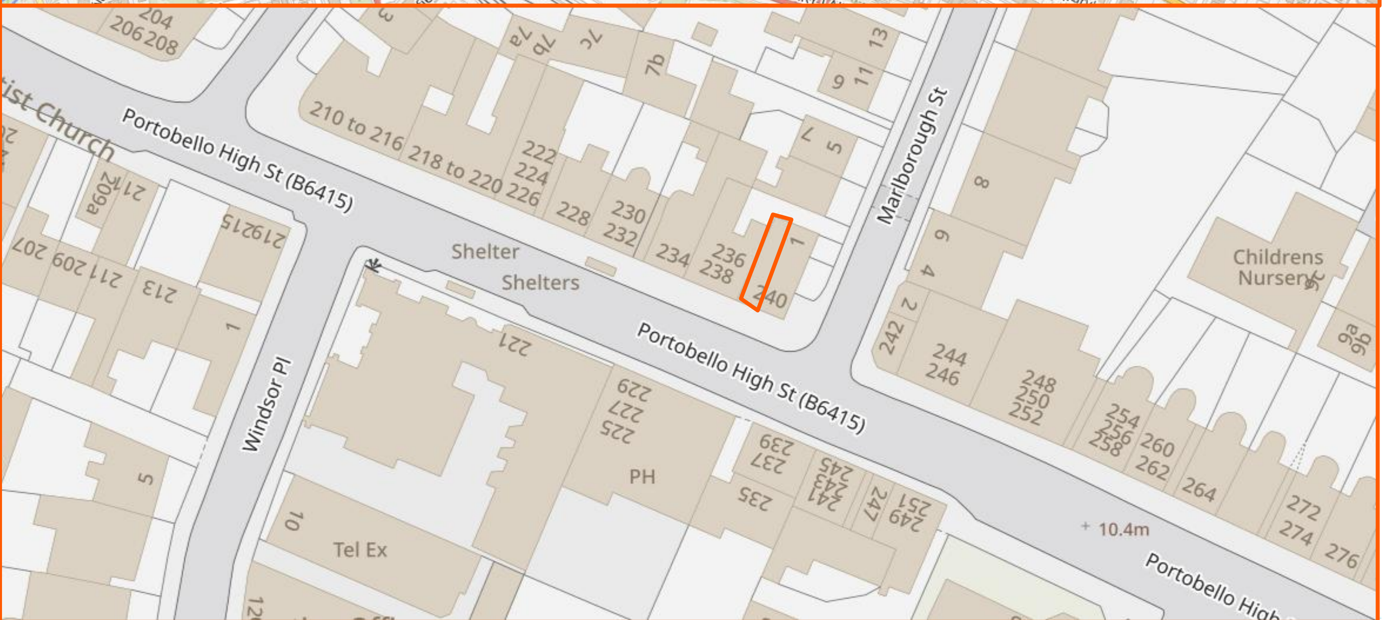
SHEPHERD COMMERCIAL

Location





Location

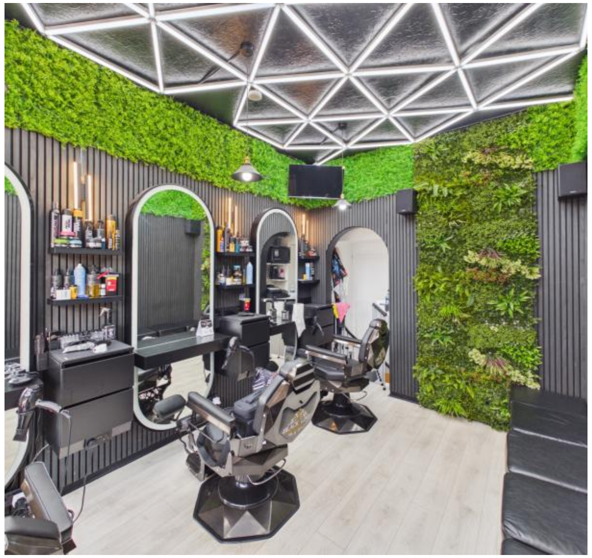
Located approximately 3.5 miles east of Edinburgh's city centre, Portobello High Street is situated within the Portobello district of Edinburgh, which is a vibrant neighbourhood bustling with young professionals and families.

The subjects occupy a prominent position on the north side of Portobello High Street, within the block bounded by Marlborough Street to the east and Regent Street to the west. The property is situated on an extremely busy arterial route connecting Edinburgh to the east via the A199, benefiting from high levels of both vehicular and pedestrian passing traffic.

Portobello is a highly sought-after area with a diverse mix of national and local occupiers. Nearby commercial occupiers include Sainsbury's Local, Greggs, Nixos Greek Street Food, and Dougal's Pub.

Highly sought-after leasehold opportunity in a popular neighbourhood

WHAT 3 WORDS



Description

The subjects comprise a well-presented Class 1A premises arranged over the ground and basement floors of a traditional two-storey stone-built terrace. The buildings roof, gutters and shop façade have recently been refurbished. The property benefits from a prominent glazed frontage, allowing an abundance of natural light to flood the accommodation while providing excellent branding and display opportunities.

Internally, the ground floor comprises a bright and welcoming retail area. The basement, accessed internally via a spiral staircase and externally from the rear lane, provides valuable ancillary accommodation including office space, storage and W/C facilities. The property also includes a burglar alarm system.

The property offers a flexible and adaptable layout, making it suitable for a variety of uses including retail, professional services and café.

Accommodation

Description	m^2	ft^2
Ground Floor	14.45	156
Basement	28.83	310
Total	**43.28**	**466**

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).

Floor Plans

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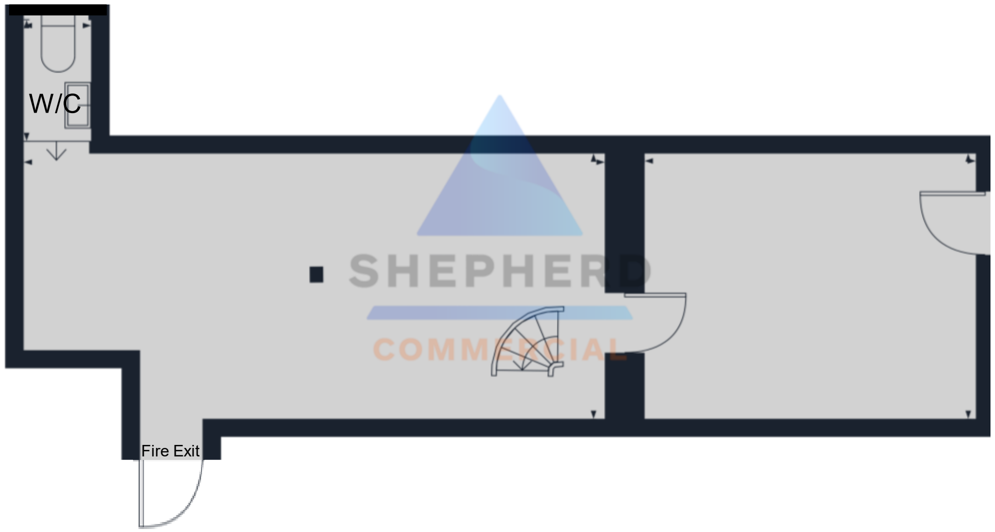
GROUND FLOOR



BASEMENT

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 £8,500 per annum.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £3,350 which will allow for 100% rates relief subject to the purchaser's 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.

EPC, EICR and Asbestos Report

Information 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

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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