

**FOR SALE**  
**OFFICE/DEVELOPMENT OPPORTUNITY**



**17B Graham Street,  
Edinburgh, EH6 5QN**

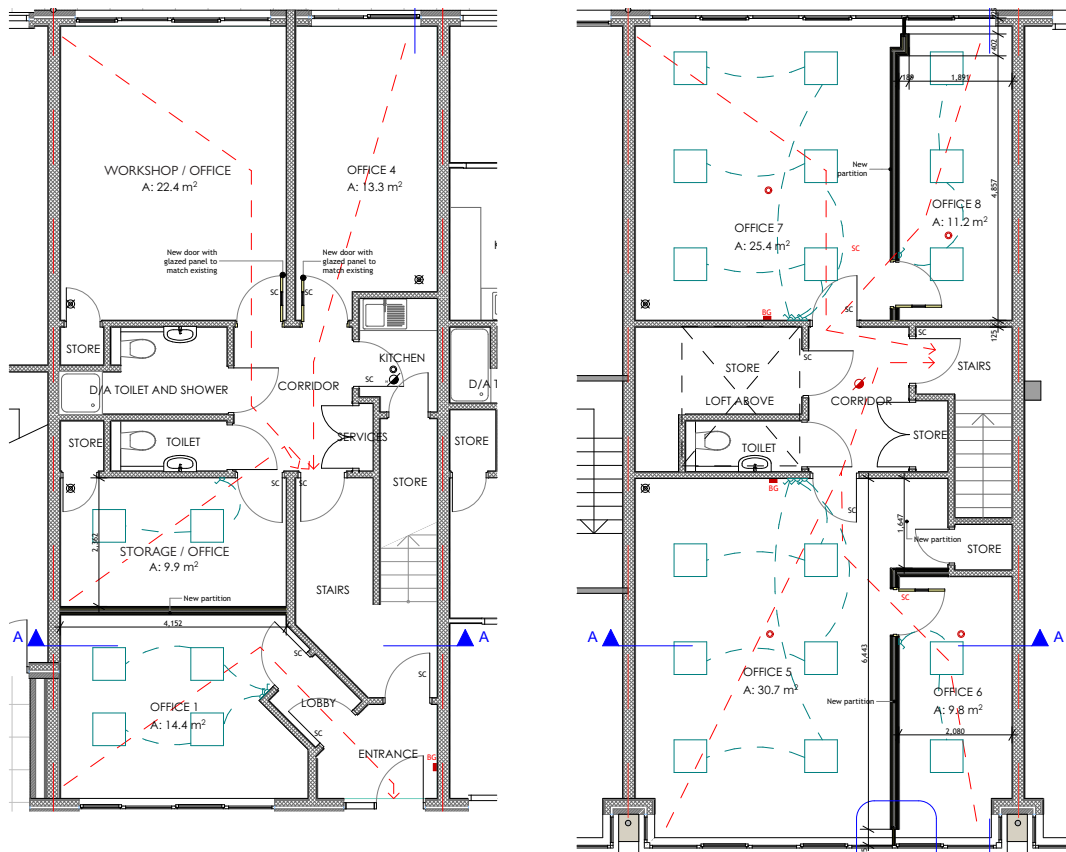
- Self-contained office within sought after location
- Potential for re development subject to planning
- Residential consent granted for neighbouring unit
- 5 Private Parking Spaces
- NIA: 158 Sq M (1788 Sq Ft)
- Offers over £265,000



## ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

FLOOR	SQ M	SQ FT
Ground Floor	77.4	834
First Floor	80.6	932
<b>Total</b>	<b>158</b>	<b>1766</b>



## EPC

A copy of the EPC can be given upon request.

## PRICE

We are seeking offers over £265,000 for our clients heritable interest with the benefit of vacant possession.

## RATEABLE VALUE

The subjects have a current total rateable value of £17,800.

## LEGAL COSTS + VAT

Each party shall be responsible for their own legal costs incurred within this transaction. We understand the building is not elected for VAT and therefore no VAT is chargeable on the purchase price.





To arrange a viewing please contact:



**ROSS CHINNERY**  
**Associate**

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07584 061 146



**CORANN HENDERSON**  
**Graduate Surveyor**

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07776 844 275

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#### 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: January 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.