

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 (1700 Sq Ft)
- Offers over £265,000

LOCATION

The subject property is located in the Bonnington district of Edinburgh approximately two miles north of the City Centre with great views across to Arthur's Seat and Edinburgh Castle. More specifically the office lies on the north side of Graham street, which is accessed via the busy Newhaven Road, benefiting from excellent transport links and local services.

The surrounding area is mixed use in nature with private residential flats immediately to the west, commercial units to the South and a Distillery to the East. To the rear is an established green boundary together with the Water of Leith Walkway.

The site can be seen more specifically on the appended map.



DESCRIPTION

The subjects comprise a self-contained mid-terraced office with accommodation arranged over ground and first floor levels together with a small mezzanine store.

Access is via a secure metal glazed pedestrian door. The property is currently laid out to provide a mix of office, store and workshop space. The property comprises compartmentalised accommodation, however the stud walls could be removed to provide an open plan layout should a prospective purchaser wish.

Additionally, there is potentially an underlying redevelopment angle either in isolation or as part of the full block.

The property benefits from four secure and allocated spaces as part of a shared car park which is located immediately to the east of the terraced building.

PLANNING

We are aware that the neighbouring property has secured a consent for converting the property into 2 x residential apartments and therefore a precedent appears to have been set. We are further aware that there has been an outline consent for the whole block to demolish the existing building and create a new 31 residential scheme, subject to agreement from other owners within the terrace. The application can be found on the Edinburgh Planning portal Ref. No: 25/03617/PPP

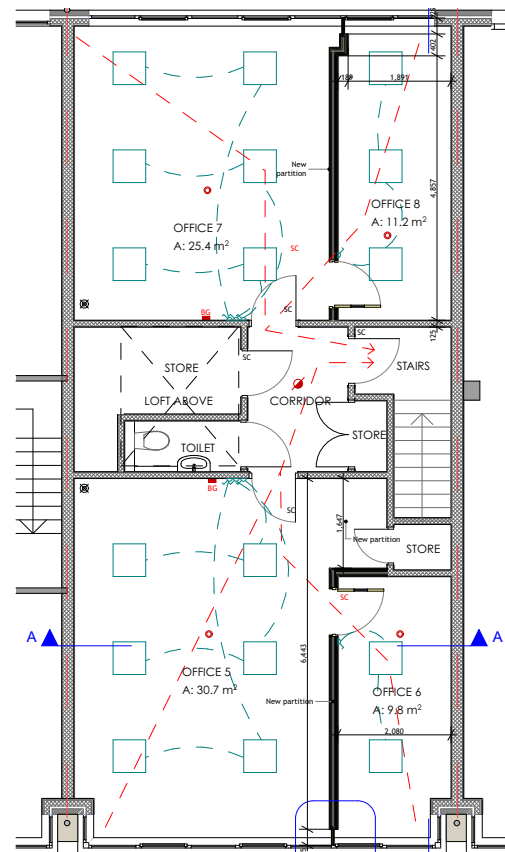
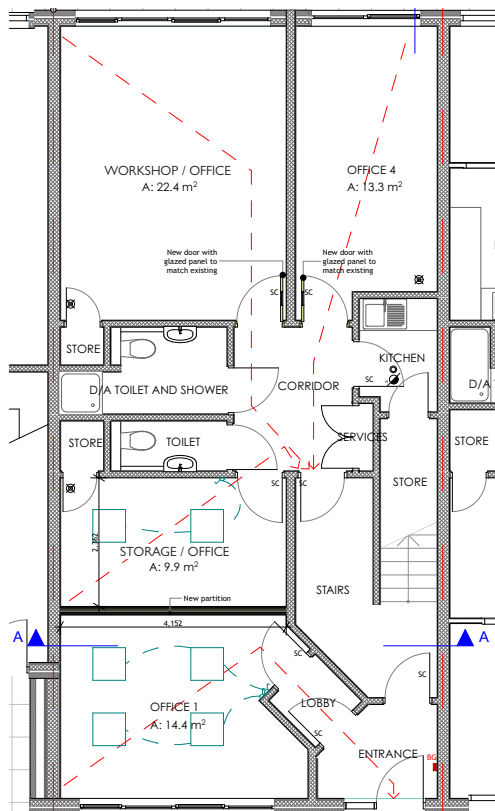
SERVICES

The subjects benefit from mains electric, water, hardwired fire alarm and intruder alarm. Multiple ethernet and power sockets in each room. A server cupboard provides the ability to connect the externally supplied (BT) high speed internet to each desk.

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	833
First Floor	80.6	867
Total	158	1700



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

ross.chinnery@g-s.co.uk
07584 061 146



CORANN HENDERSON
Graduate Surveyor

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

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.