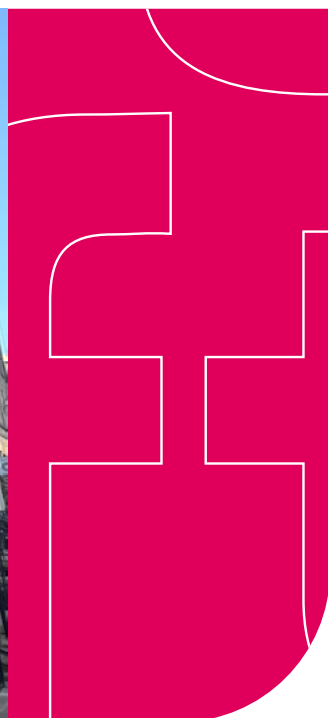




FOR SALE

PRIME EDINBURGH RETAIL UNIT

- > **Attractive Class 1A retail unit in bustling Stockbridge**
- > **Rarely available and highly sought after location**
- > **Ideal opportunity for private investor or owner occupier**
- > **Net Internal Area 45.71 sqm (492 sqft)**
- > **Offers Over £250,000**

Location

Edinburgh, a UNESCO world heritage city, and Scotland's capital city is located approximately 400 miles north of London and 45 miles east of Glasgow. It is a key political, legal and judicial centre and is the second largest financial centre in the UK. The city has a population of approximately 525,000 and a regional catchment of around 1.6 million people. Edinburgh has a diverse economy with more FTSE 100 companies located there than any other city in the UK, outside of London.

The property is located within the highly desirable Stockbridge area of Edinburgh, renowned for its independent retailers, artisan cafés, creative occupiers and numerous bars and restaurants. Situated in the heart of Stockbridge, St Stephen Street is a short walk from Edinburgh city centre and Raeburn Place.

There is a vibrant mix of residential and commercial occupiers, making it one of the most sought-after parades in the city. Nearby occupiers include Starbucks, The Bailie, Purslane and Cullertons.

Description

The subjects comprise a Class 1A retail unit arranged over the upper ground floor of a traditional four storey and basement mid terraced tenement. The property benefits from a prominent display frontage and is currently fitted out as a beauty salon.

The property is arranged to provide treatment rooms, staff kitchen and WC. Heating is by electric panel radiators.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the Net Internal Area to be as follows:

Upper Ground Floor: 45.71 SQ M (492 SQFT)

Tenure

The property is held on a heritable title (Scottish equivalent of English freehold).

EPC

Can be provided to interested parties.

Rateable Value

We have been advised by the Local Assessors that the subjects have a proposed rateable value of £11,900 from April 2026.

VAT

We understand the property is not elected for VAT.

Anti-money Laundering

To comply with the current anti-money laundering regulations, the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.

Both parties will be required to disclose all relevant information prior to the conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

Proposal

We are seeking offers over **£250,000 (Two Hundred and Fifty Thousand Pounds)** for the benefit of our client's heritable interest.



Viewing & Further Information

Viewings strictly by appointment with the sole selling agent.

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **January 2026.**

www.ftlinden.com

Produced by Fifth House