

FOR SALE

SELF-CONTAINED OFFICE PREMISES/ DEVELOPMENT OPPORTUNITY

Located in the Meadowbank district of
Edinburgh

Offers over £300,000

Highly prominent corner unit benefiting
from excellent exposure

Premises extends to 232.81sqm
(2,506sqft)

Situated in bustling mixed-use
neighbourhood

Suitable for a variety of uses subject to
the appropriate planning consents



WHAT 3 WORDS



1 MEADOWBANK PLACE, EDINBURGH, EH8 7AW

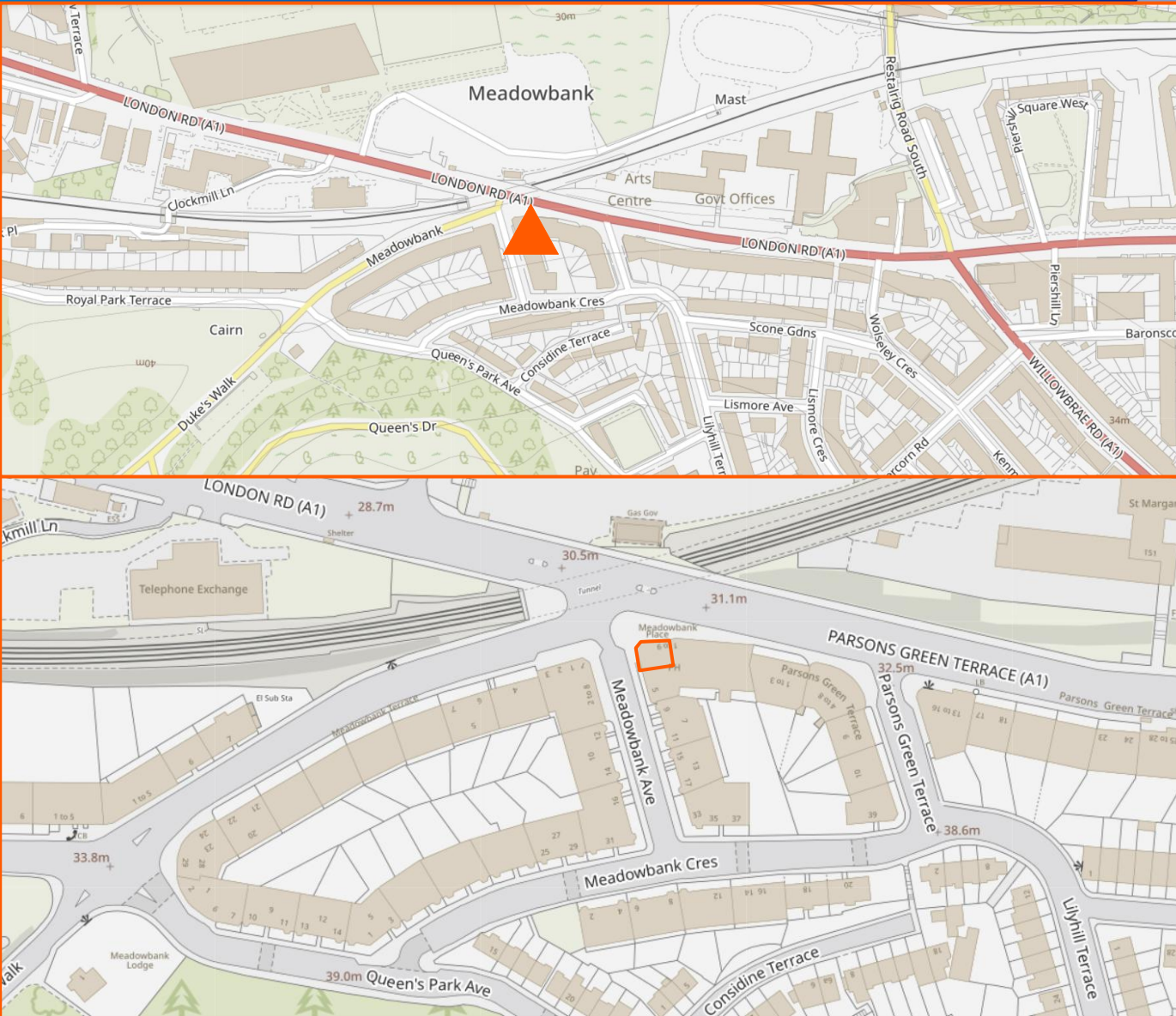
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Location

1 MEADOWBANK PLACE, EDINBURGH, EH8 7AW



Location

The property is positioned on a highly prominent corner position on the west side of Meadowbank Place at the corner with Meadowbank Avenue and Meadowbank Terrace.

The subject is situated approximately 1 mile east of the city centre within the Meadowbank district of Edinburgh. Meadowbank Place forms part of the main throughfare known as London Road (A1). London Road serves as a vital east-west corridor connecting the city centre to the East Lothian. The property location benefits from an extensive bus network for Edinburgh City Centre and is also the main arterial route for the East Lothian bus operators.

The premises is situated within a mixed-use neighbourhood comprising of students, young professionals and families. The nearby occupiers include Bliss House Coffee, Meadowbank Clinic and Taylor Made For Style, as well as the multi-purpose sports facility, Meadowbank Sports Centre, which is situated opposite the property.

The immediate surrounding area is shortly to undergo a dramatic transformation that will see the development of 190 student flats. The new development will bring exciting opportunities to the area. For further information, please visit the Edinburgh City Council Planning Portal (ref no.20/05625/PAN).

Freehold opportunity available within the Meadowbank district



VIRTUAL TOUR



Description

1 MEADOWBANK PLACE, EDINBURGH, EH8 7AW



Description

The subject comprises office premises arranged over the ground, mezzanine, and basement levels of a traditional four-storey stone-built corner tenement. Its prominent return frontage provides strong visibility to both vehicular and pedestrian traffic, offering excellent opportunities for branding and exposure.

Internally, the accommodation consists of a bright, open-plan space currently used as an office. The layout supports collaborative working, with dedicated break-out areas and meeting room facilities. The property also benefits from two separate entrances, accessed from Meadowbank Place and Meadowbank Avenue, and additional storage space is provided within the basement. The configuration of the premises lends itself to a variety of uses, including retail, professional services, café, leisure, or residential conversion, subject to obtaining the necessary planning consent. The premises offers an extremely rare freehold opportunity within the heart of Edinburgh's most popular locations.

Accommodation

Size	m ²	ft ²
Ground Floor	135.10	1,454
Mezzanine	36.10	389
Basement	61.62	663
TOTAL	232.81	2,506

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).



Price

Offers over £300,000

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £16,600 which results in rates payable of £6,627.22.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

Energy Performance Certificate

An Energy Performance Certificate is 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 owner/occupier 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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **April 2026**