

**FOR SALE**

**CONTEMPORARY  
OFFICE SPACE**

Rarely available freehold opportunity  
within the highly desirable West End of  
Edinburgh

Inviting offers over £450,000

Extremely well-presented flexible office  
space

Premises extend to 176.20 sqm (1,897  
sqft)

Arranged over the ground and lower  
ground floors

Offering potential for redevelopment  
subject to obtaining the necessary  
planning consents



WHAT 3 WORDS



**14 BELFORD ROAD, EDINBURGH, EH4 3BL**

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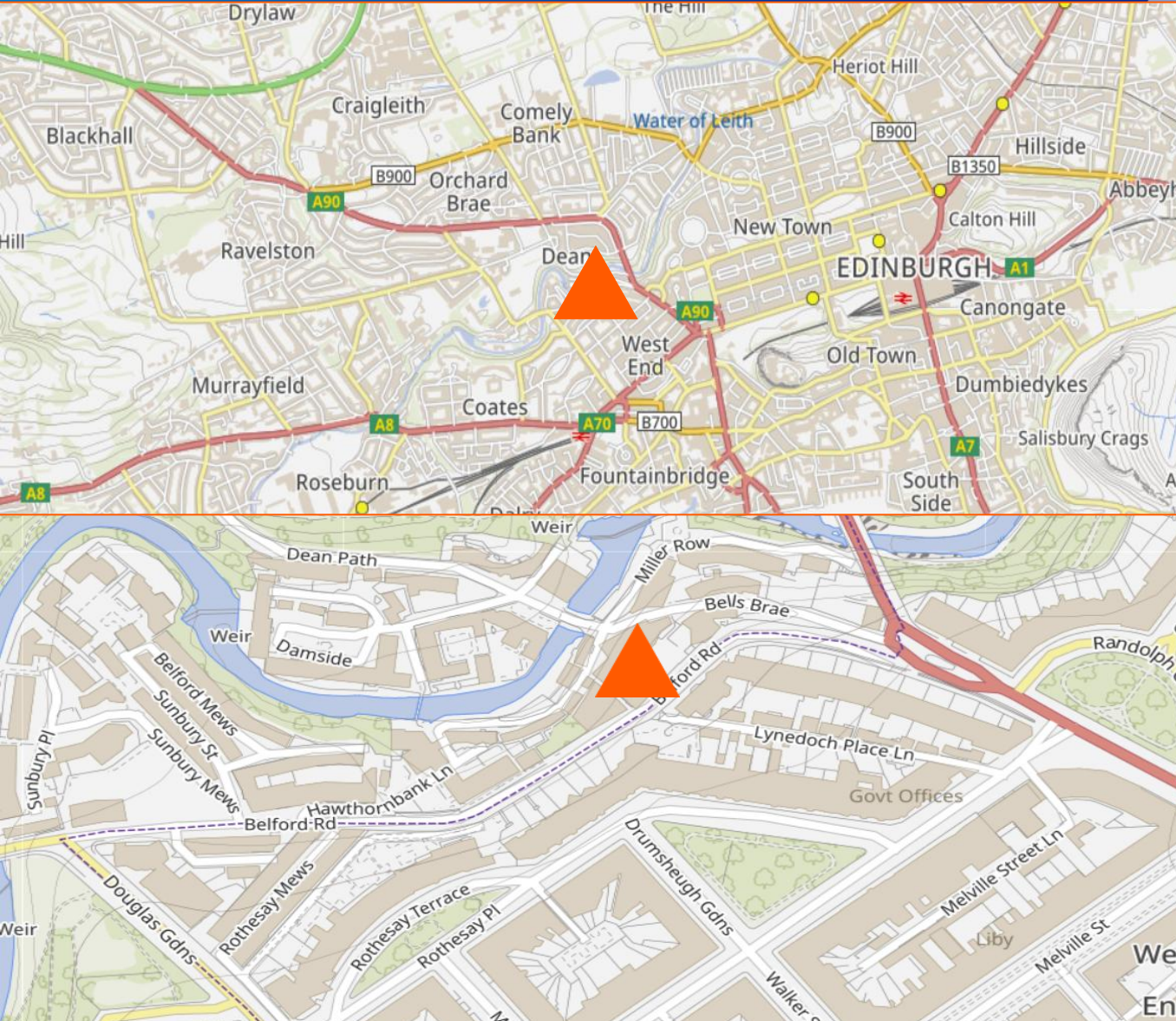
**MURRAY & CURRIE  
PROPERTY**





# Location

14 BELFORD ROAD, EDINBURGH, EH4 3BL



## Location

Situated in Edinburgh's sought-after West End, the property enjoys excellent connectivity to key destinations including Corstorphine, Edinburgh Airport, and the City Bypass to the west & Stockbridge and Leith to the east. The area benefits from a well-established public transport network, with multiple bus routes nearby, with Haymarket Train Station and the West End tram stop both within walking distance.

More specifically, the property is located on the north side of Belford Road, within the heart of Dean Village - a historically significant and picturesque setting along the Water of Leith.

The location also offers convenient access to a wide range of amenities. Queensferry Street is just a five-minute walk, providing a strong mix of commercial occupiers, while Princes Street and George Street are both easily accessible on foot, offering a vibrant selection of retail, dining, and leisure options.

Additionally, the location benefits from both on street parking and parking permits for residents. It is important to note, that one parking permit is available.

**Rare freehold opportunity in highly desirable location**



VIRTUAL TOUR



# Description

14 BELFORD ROAD, EDINBURGH, EH4 3BL



## Description

The subjects are arranged over the ground and basement floors of a 4 storey and basement stone built tenement beneath a pitched and slated roof. The property is directly accessed from Belford Road via a secure phone entry system and benefits from its own private entrance.

Internally, the accommodation is finished to an extremely high standard throughout. The ground floor benefits from a meeting room, suitable for 4 desks benefitting from an abundance of natural light as well as stunning views overlooking the water of Leith. The lower ground floor benefits from an open plan configuration with a large office space, kitchen area, storage & WC facilities. The property is fully equipped with Cat 5 and Cat 6 cabling for data distribution & has a pre-built lift shaft ready for a platform lift installation.

## Accommodation

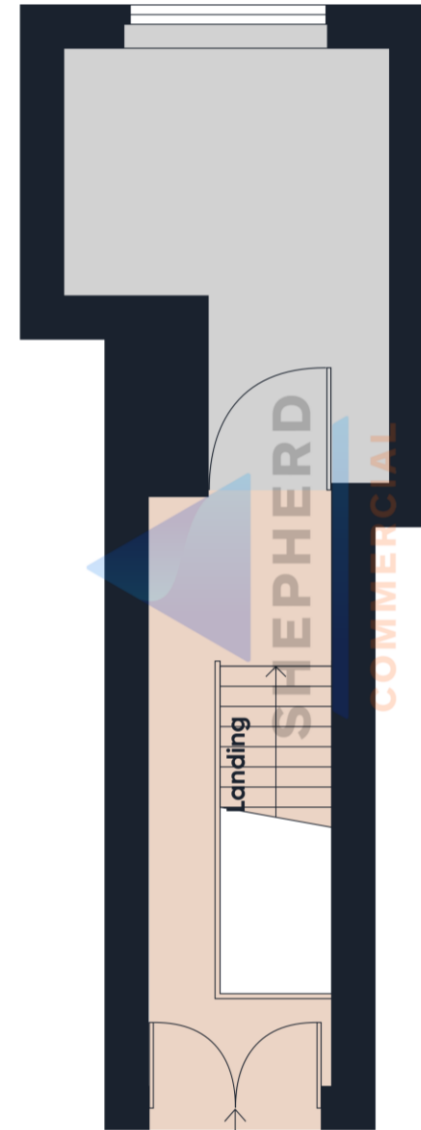
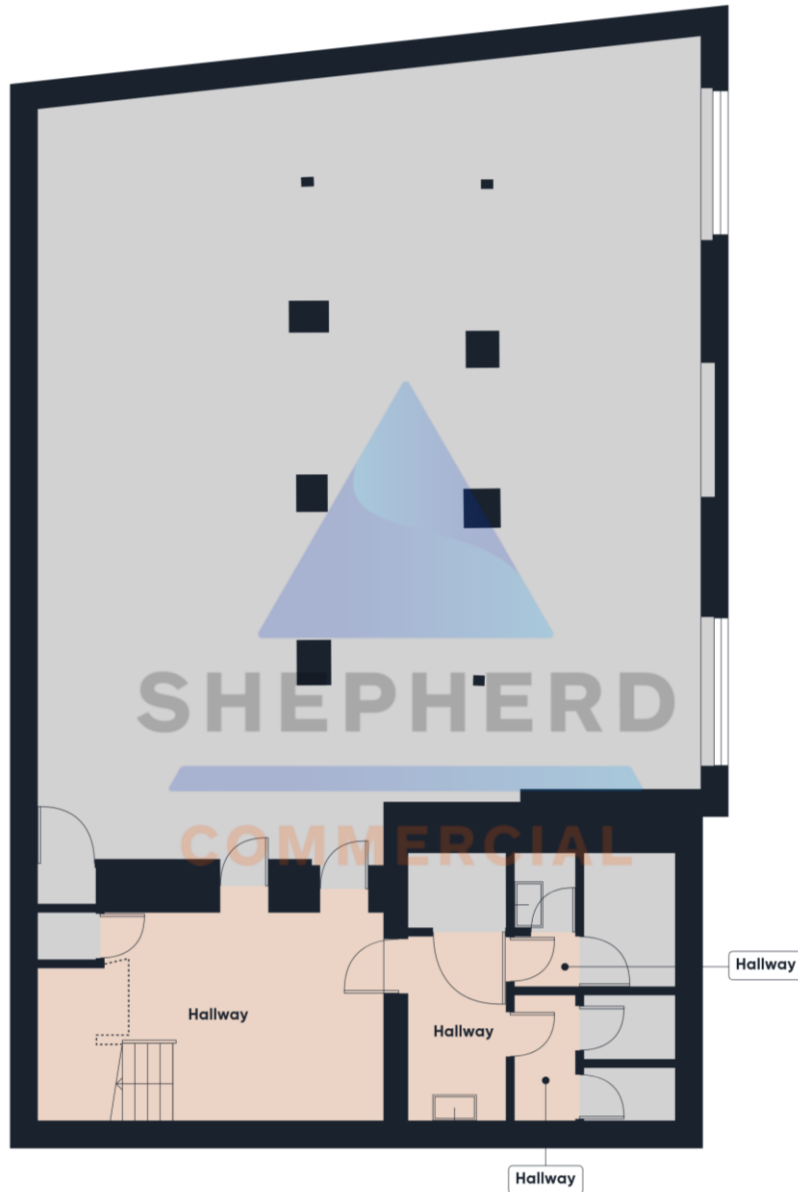
Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	20.90	225
Lower Ground	155.30	1,672
<b>TOTAL</b>	<b>176..20</b>	<b>1,897</b>

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).



# Floorplan

14 BELFORD ROAD, EDINBURGH, EH4 3BL





## Price

Offers over £450,000 are invited for the freehold interest.

## Rateable Value

The subjects are currently separately assessed. The current rateable value is;

Ground Floor - £2,250

Lower Ground Floor - £8,500

Please note that 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.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## Planning

The site's planning history can be found here;

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/simpleSearchResults.do?action=firstPage>

## VAT

The property is not elected for 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:



**Emily Anderson**

[emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk)



**Murray & Currie**

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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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PROPERTY

**SHEPHERD**  
COMMERCIAL