

EXCEPTIONAL VAT FREE INVESTMENT OPPORTUNITY

CLASS 1A PREMISES
FOR SALE

Prominent local investment opportunity
within the heart of Leith

Inviting offers over £200,000

Attractive Net Initial yield of 7.31%

Passing rent of £15,000 per annum

Premises extend to 82.36 sqm
(886 sqft)

Benefits from high quality of fit out

Rarely available investment opportunity
in one of Edinburgh's most vibrant
neighbourhoods



WHAT 3 WORDS



3 ALBERT PLACE, EDINBURGH, EH7 5HN

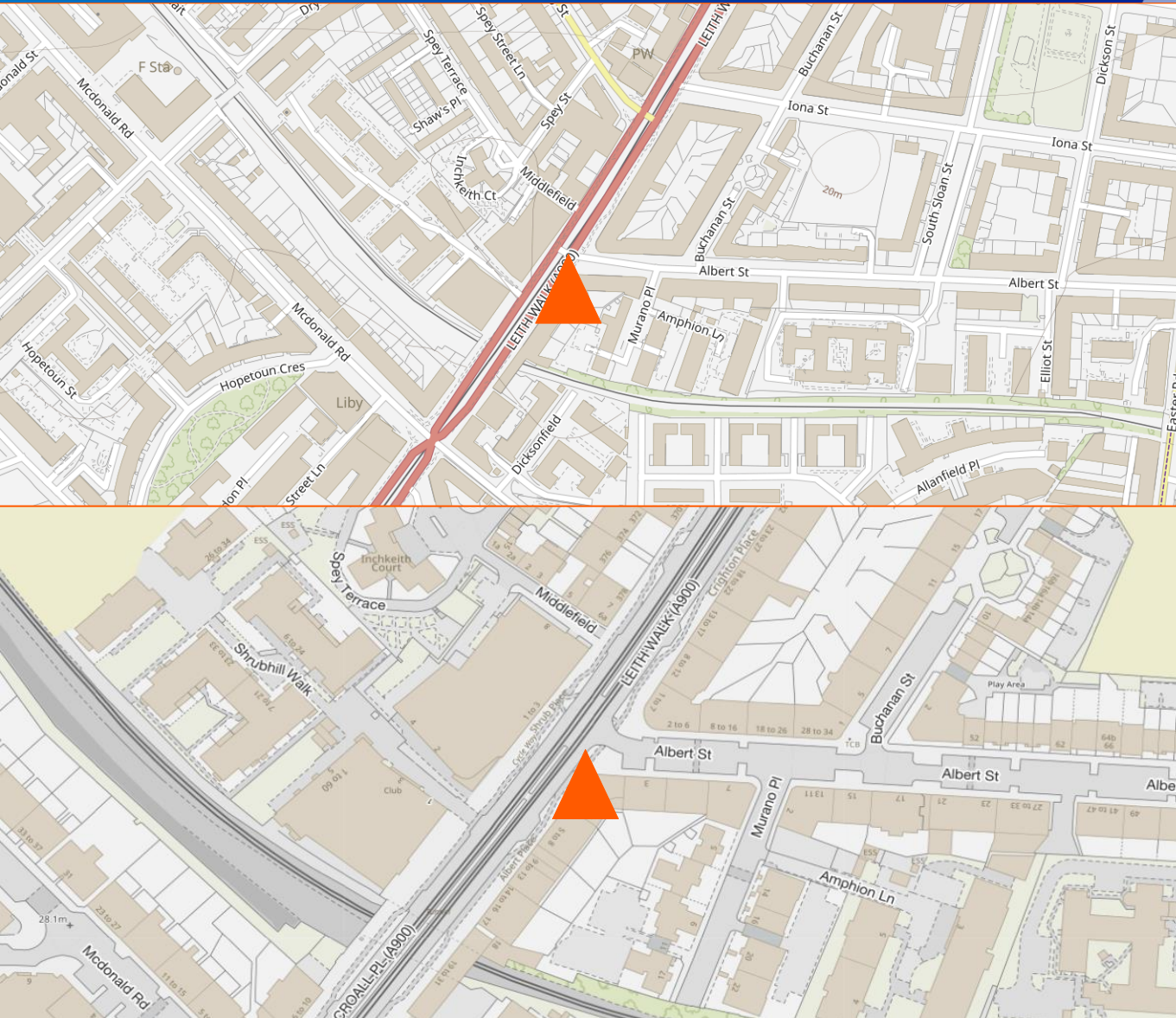
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Location

3 ALBERT PLACE, EDINBURGH, EH7 5HN



Location

This outstanding property enjoys a prominent position on the south side of Albert Place, situated between Albert Street to the east and Brunswick Road to the west.

Located on the thriving Leith Walk, one of Edinburgh's busiest and most dynamic thoroughfares, the unit benefits from exceptional visibility and footfall. Leith Walk serves as a key arterial route connecting the cultural heart of Edinburgh's city centre to the historic waterfront district of Leith.

This bustling retail parade is renowned for its vibrant mix of independent retailers, cafés, offices, and leisure destinations. Surrounding the property is a strong lineup of national and local operators including Sainsbury's Local, Starbucks, Bodega, and modern student accommodation.

This is an exceptional opportunity to secure a highly visible & versatile unit in one of the capital's most sought-after and energetic neighbourhoods.

Rare Investment Opportunity in Heart of Leith

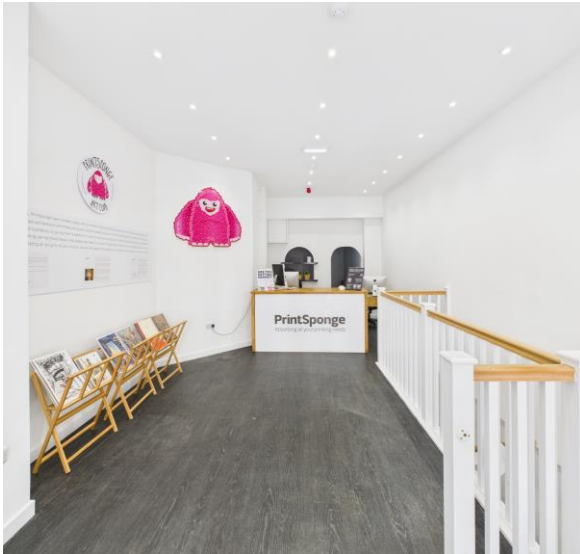


VIRTUAL TOUR



Description

3 ALBERT PLACE, EDINBURGH, EH7 5HN



Description

The subjects comprise a prominent double windowed Class 1A premises arranged over the ground and basement floors of a 4 storey traditional stone building.

The property offers an immaculate retail space which has recently been refurbished to an exceptional standard, creating an extremely contemporary and inviting environment. Currently trading as a print and graphic design business, the ground floor has a front shop area, back shop and store to the rear. The basement floor, accessed by a timber staircase, comprises a staff room, extensive storage, tea preparation and W.C facilities.

This listing offers an extremely rare investment opportunity within the heart of Edinburgh's most desirable locations.



Floor -1





Price

Offers over £200,000 are invited for the freehold interest.

Rateable Value

The subject's current rateable value is £7,700, which results in a 100% rate relief, subject to tenant circumstances.

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.

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.

FRI LEASE	
Tenant	PS Print Limited
Rent per annum	£15,000
Duration	29 July 2024 – 28 July 2034
Tenant break option	N/A
Rent review	Open market upon 5 th anniversary of Date of Entry
Lease	A copy of the lease & associated documents are available upon request

Accommodation	SqM	SqFt
Ground Floor	39.27	423
Basement	43.06	463
Total	82.36	886

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

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. **June 2025**

