

FOR SALE

OUTSTANDING DEVELOPMENT OPPORTUNITY

Located within the extremely vibrant
Leith district of Edinburgh

Offers over £595,000

Situated in bustling mixed-use
neighbourhood

Premises extend to 313.40 sqm
(3,373 sqft)

4 secure car parking spaces to rear

Suitable for a variety of uses, including
service apartments short-term lets,
boutique hotel, residential and a variety
of alternative commercial uses STP



VIRTUAL TOUR



DAVIDSON HOUSE, 57 QUEEN CHARLOTTE STREET,
EDINBURGH, EH6 7EY

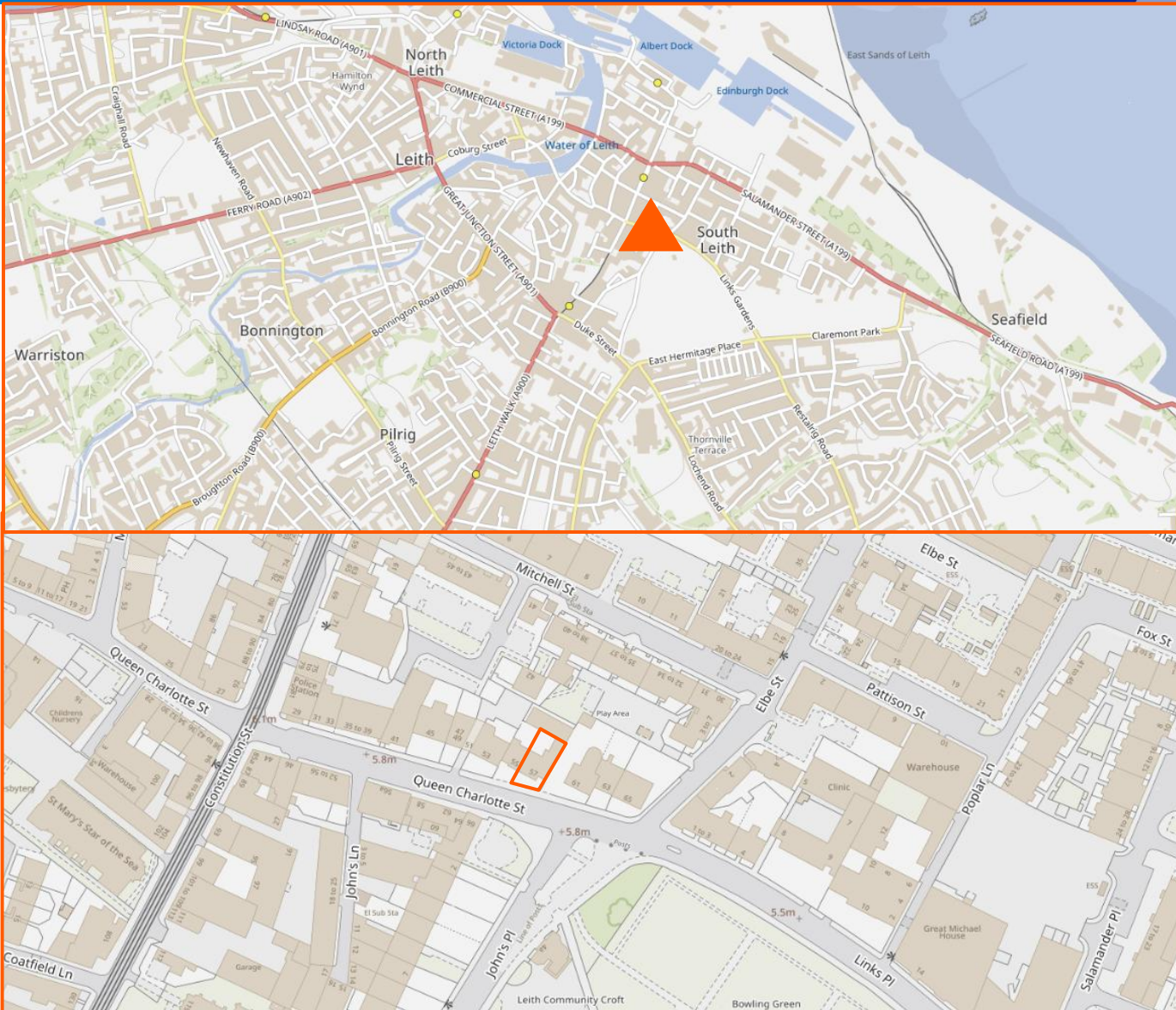
CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**





Location

DAVIDSON HOUSE, 57 QUEEN CHARLOTTE STREET,
EDINBURGH, EH6 7EY



Location

Situated on the north side of Queen Charlotte Street, Davidson House occupies a prominent position overlooking the Leith Links within the well-established block bounded by Elbe Street to the east and Constitution Street to the west, in the vibrant Leith district of Edinburgh. Located approximately two miles to the north-east of Edinburgh's city centre, the area is renowned for its mix of character properties, including commercial units and residential dwellings, making it a highly sought-after and dynamic neighbourhood.

Queen Charlotte Street is exceptionally well-served by public transport, with numerous bus routes operating nearby providing frequent and direct connections across the city and surrounding districts. Additionally, the recent Edinburgh Tram extension to Newhaven has significantly enhanced local transport infrastructure, offering seamless and convenient travel options for residents, visitors, and commuters.

The Leith district continues to grow in popularity, combining cultural heritage with modern living. Its desirability with residents, professionals & tourists is driven by its proximity to central Edinburgh, excellent amenities, and growing hospitality scene. The area supports strong residential demand and is within easy walking distance of green spaces, schools, cafés, and key city attractions.

**Rarely Available Development Opportunity in
Highly Sought After Location**



WHAT 3 WORDS



Description

DAVIDSON HOUSE, 57 QUEEN CHARLOTTE STREET,
EDINBURGH, EH6 7EY



Description

The subject comprises of a striking Category B listed building, arranged over the ground, first and attic floors of a traditional stone-built property under a pitched and slated roof.

Internally, the accommodation comprises predominantly cellular office space with various meeting rooms, break-out areas, board room and storage rooms. The property benefits from W/C facilities on each floor as well as tea preparation facilities located on the ground and first floors. Additionally, there are 4 secure car parking spaces to the rear.

This is an outstanding development prospect, suitable for residential conversion for private sale, short-term lets, serviced apartments, boutique hotel or a variety of commercial uses, subject to securing the appropriate planning consents.

Accommodation

Description	m ²	ft ²
Gound Floor	165.30	1,779
First Floor	86.60	932
Attic	61.50	662
Total	313.40	3,373

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

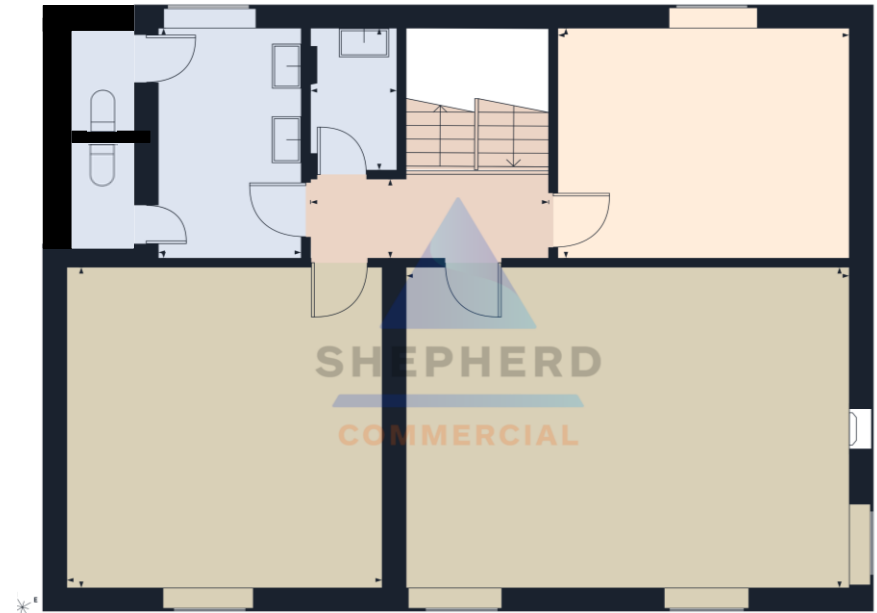


Floor Plans

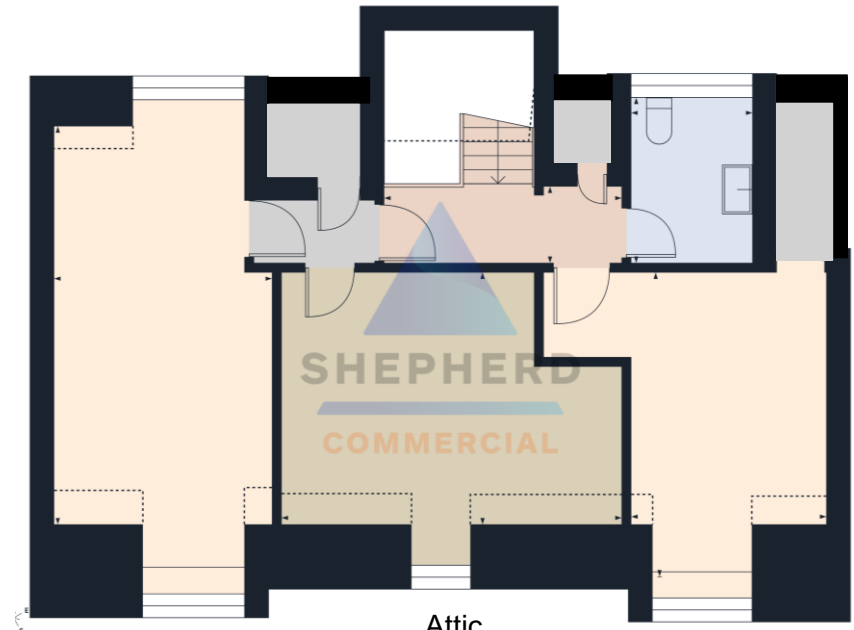
DAVIDSON HOUSE, 57 QUEEN CHARLOTTE STREET,
EDINBURGH, EH6 7EY



Ground Floor



First Floor



Attic



Price

Offers over £595,000.

Parking

The property benefits from 4 secure car parking spaces to the rear of the property, accessed via the pend on the left of the property from Queen Charlotte Street.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of;

57/1 = £3,200	57/6 = £4,300	Car Space = £1,400
57/2 = £2,400	57/7 = £3,250	
57/3 = £1,300	57/8 = £1,650	
57/4 = £3,550	57/9 = £1,850	
57/5 = £2,250	57/10 = £2,200	

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.

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

VAT

The property is not VAT-elected

Lease

There is a lease in place to L'Arche until April 2027 at a passing rent of £32,000 per annum. The lease documents can be provided on request.

Energy Performance Certificate

A copy is available upon request.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Emily Anderson

Emily.anderson@shepherd.co.uk



Hannah Barnett

Hannah.barnett@shepherd.co.uk

Shepherd Chartered Surveyors

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



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.

[shepherd.co.uk](https://www.shepherd.co.uk)

