

TO LET

CLASS 1A PREMISES

Located within the St Leonard's district of Edinburgh

Offers over £14,000 per annum

Benefits from high levels of footfall and vehicular passing traffic

Qualifies for 100% Small Business Rate Relief

Premises extend to 51.05sqm (550sqft)

Suitable for a variety of occupiers subject to the necessary planning consents



WHAT 3 WORDS



101 ST LEONARD'S STREET, EDINBURGH, EH8 9QR

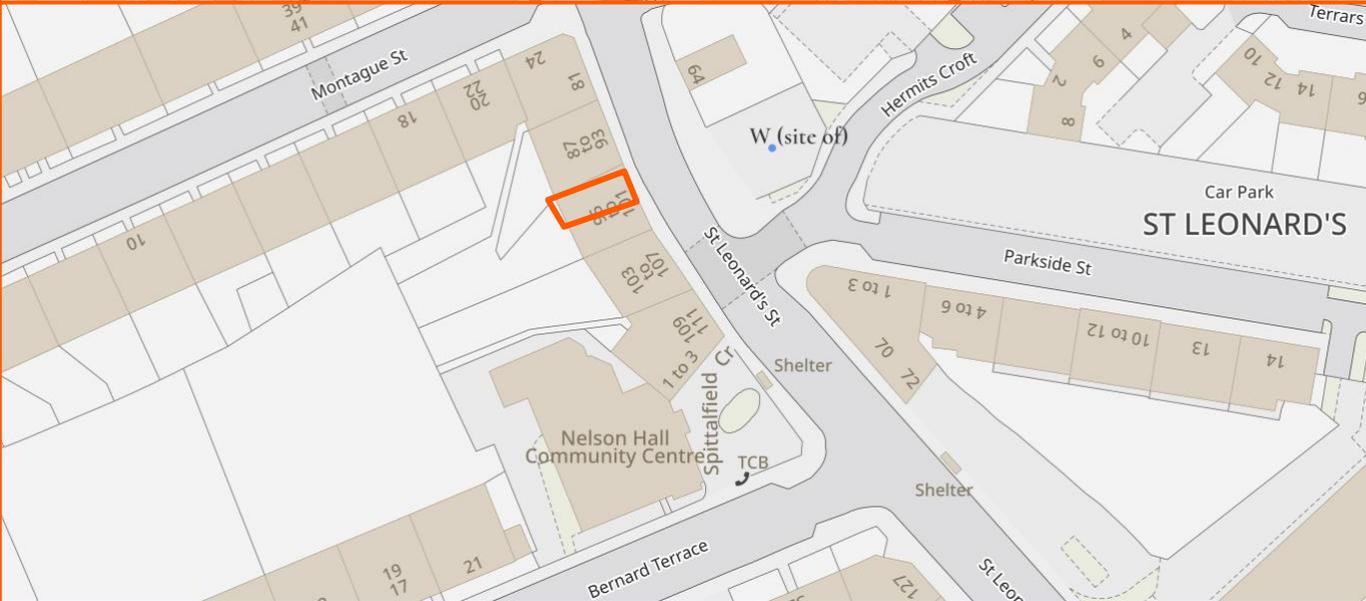
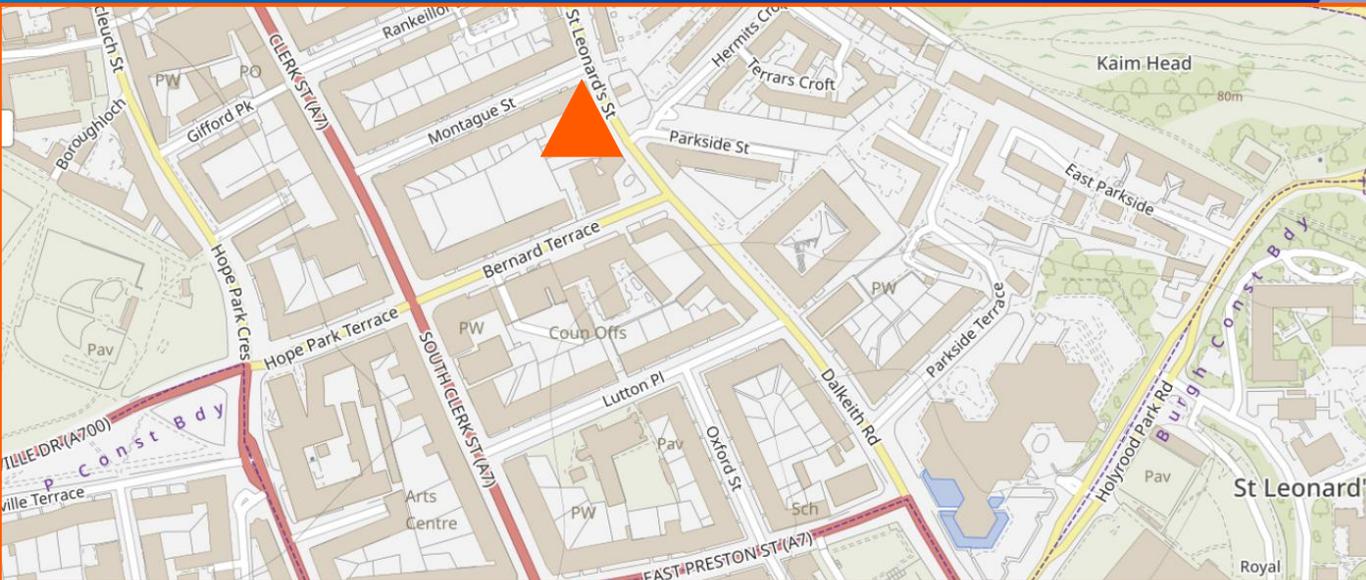
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Location

101 ST LEONARD'S STREET, EDINBURGH, EH8 9QR



Location

The subjects is located on the within the St Leonard's district of Edinburgh, approximately half a mile south of the city centre. More specifically, the property is located on the west side of St Leonard's Street between the junctions of Montague Street to the north and Bernard Terrace to the south.

The property benefits from extensive transport links to and from the city as well as being within walking distance to The Meadows, Edinburgh University Library and George Square University facilities.

The premises is situated within a mixed commercial/residential area comprising a mix of students, young professionals and families. Nearby commercial occupiers include a Lawyers, Macau Kitchen, hairdresser & Luxford Burgers and Lounge Bar.

**Rarely available leasehold opportunity within
Edinburgh's St Leonard's District**



Virtual Tour



Description

101 ST LEONARD'S STREET, EDINBURGH, EH8 9QR



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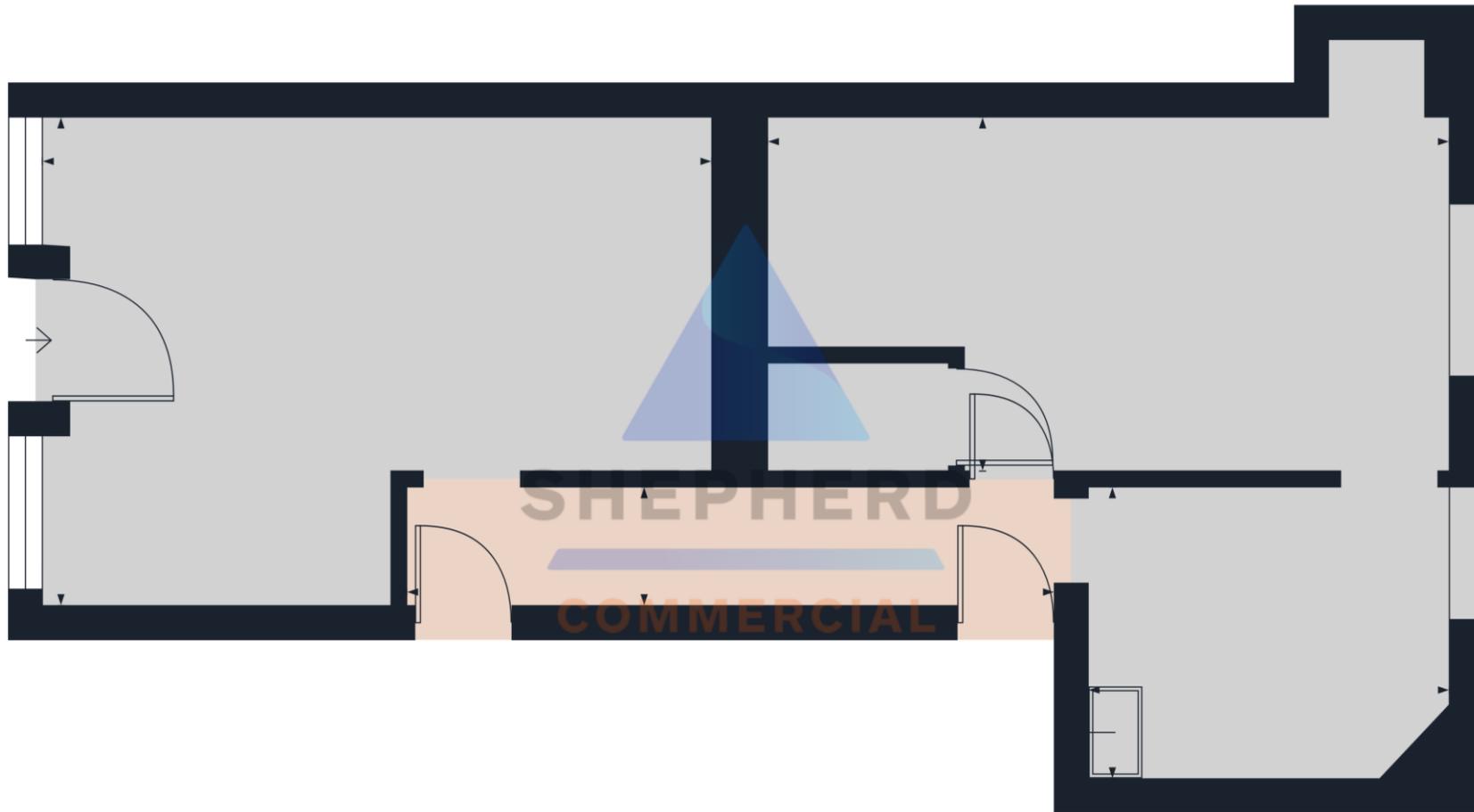
The subjects comprise a Class 1A premises arranged over the ground floor of a 4-storey traditional mid terraced tenement. The property has an attractive double-glazed frontage, allowing natural light to flow throughout the premises whilst offering excellent branding opportunities.

Internally, the accommodation comprises a bright front sales area, back shop and W/C facility to the rear. The configuration of the property provides opportunities for office, retail or café use.

Accommodation

Description	m ²	ft ²
Ground Floor	51.05	550
TOTAL	51.05	550

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).





Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £14,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,300 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

As of April 2026 the proposed rateable value is £9,600.

Please note, 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

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 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:



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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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