

FOR SALE

INDUSTRIAL UNIT / DEVELOPMENT OPPORTUNITY

Rarely available freehold opportunity
within the highly desirable Broughton
district of Edinburgh

Inviting offers over £600,000

Large industrial premises with
tarmacked yard

Zoned for housing

Suitable for a variety of uses, subject
to the necessary planning consents

Premises extend to 590.19 sqm (6,353
sqft)

Situated within close proximity to
exceptional bus routes, McDonald
Road tram stop & Edinburgh Waverley
Train Station



WHAT 3 WORDS



21 MCDONALD PLACE, EDINBURGH, EH7 4NH

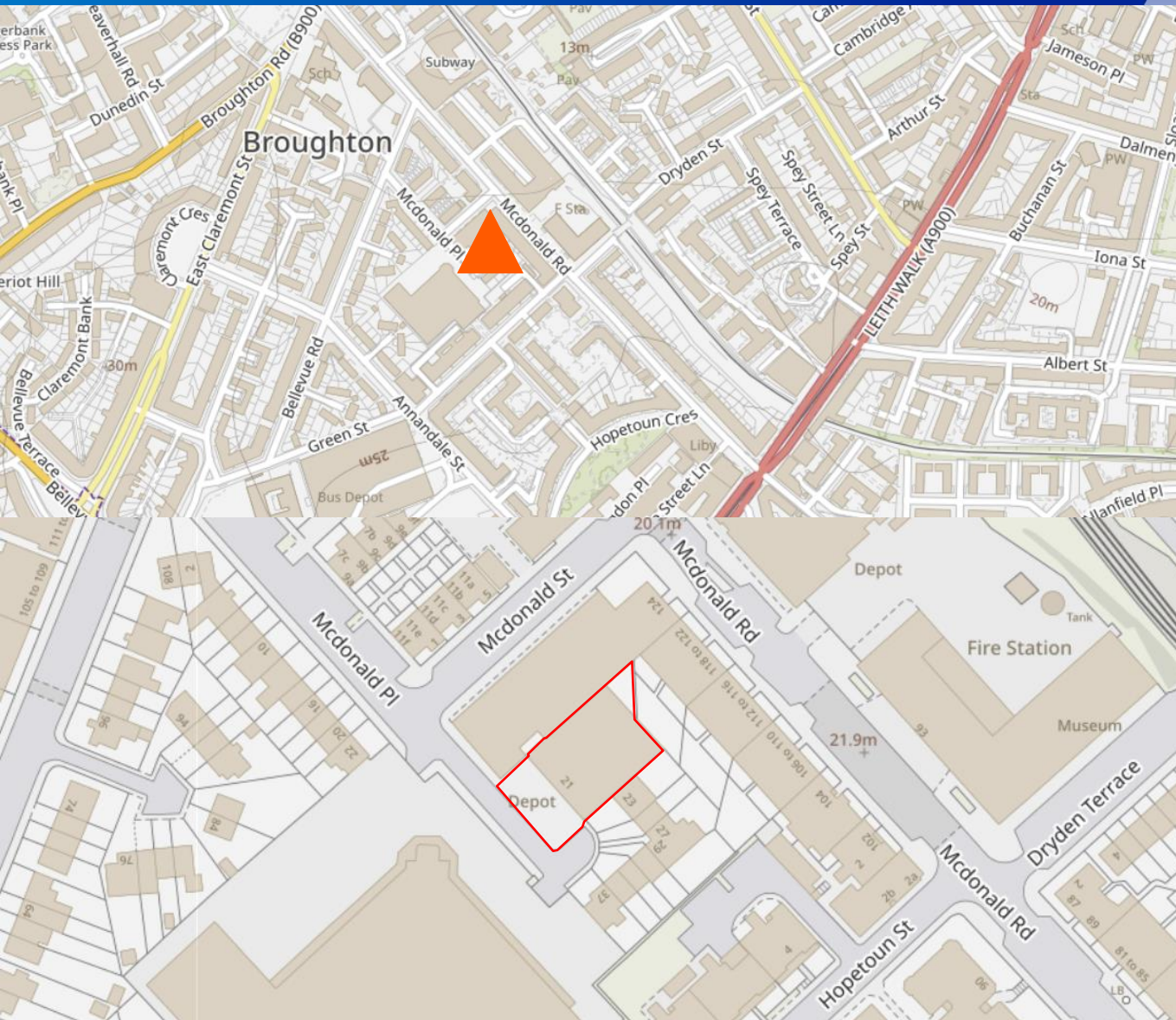
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Location

21 MCDONALD PLACE, EDINBURGH, EH7 4NH



Location

Situated in the vibrant Broughton district which is located northeast of Edinburgh's bustling city centre, this property enjoys an exceptional location that blends connectivity and convenience.

The neighbourhood boasts varied mix of residential and commercial offerings, making it one of the city's most desirable urban districts.

The site benefits from immediate proximity to Leith Walk, one of Edinburgh's major thoroughfares offering outstanding access to a comprehensive network of tram and bus services. These transport links ensure seamless connectivity across the city, ideal for professionals, residents, and visitors alike.

More specifically, the premises are located in a cul-de-sac on the east side of McDonald Place, which links Broughton Road to the north & Leith Walk to the south. This unique positioning offers a rare opportunity to purchase an industrial unit within the heart of the city.

**Rare Development Opportunity
in North East Edinburgh**

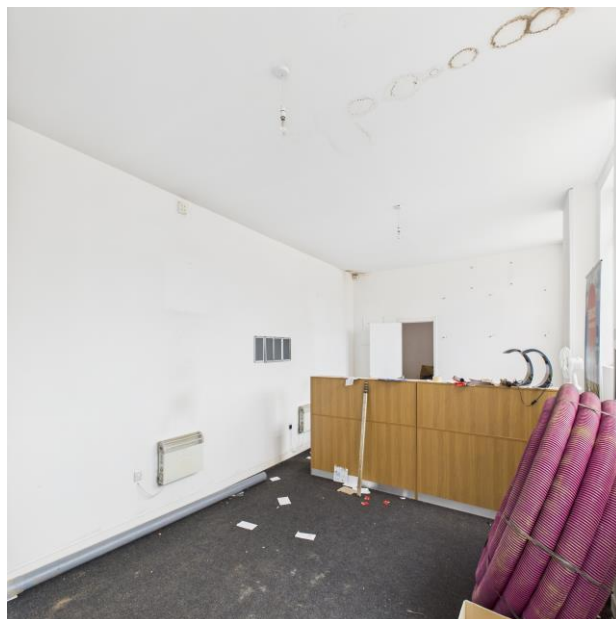
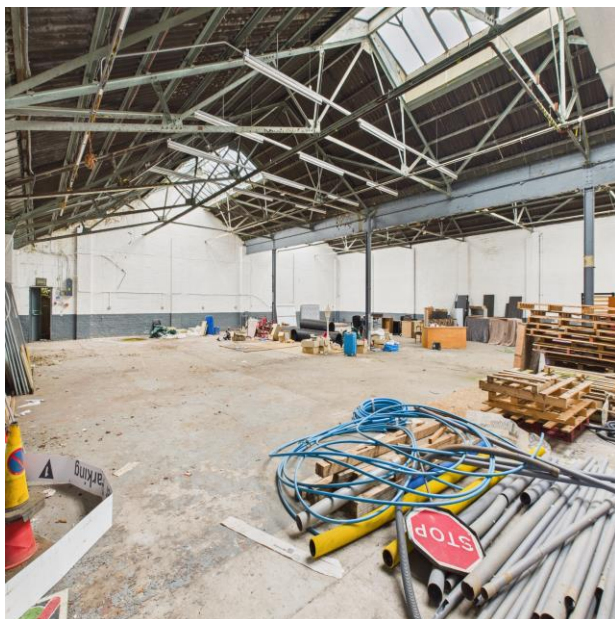
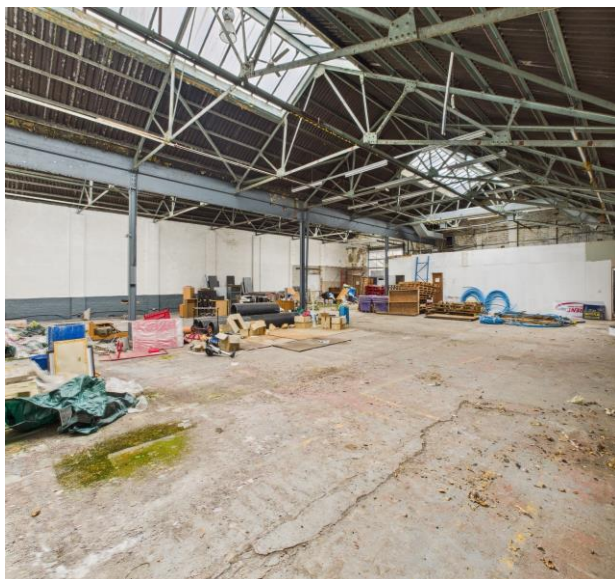


VIRTUAL
TOUR



Description

21 MCDONALD PLACE, EDINBURGH, EH7 4NH



Description

The property comprises a mid-terraced industrial warehouse of traditional brick construction, set beneath a double-pitched roof with asbestos sheeting & translucent light panels.

Internally, the premises provide generous open-plan warehouse accommodation, complemented by dedicated office space and WC facilities. The layout allows for flexible configuration to suit operational requirements, whether for light manufacturing, distribution, or storage. To the front, the unit features two pedestrian entrances & a vehicular door. The tarmacked yard area provides practical external space for parking, loading, or potential outdoor storage. To the rear, the property further benefits from a secure enclosed yard, bounded by a stone wall. This freehold offering presents a rarely available development opportunity subject to the necessary planning consent.

Accommodation

Gross Internal Area	m ²	ft ²
Ground Floor	590.19	6,353
TOTAL	590.19	6,353

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).



Price

Offers over £600,000 are invited for the freehold interest.

Rateable Value

The subjects are currently separately assessed. The current rateable value is £26,000, which results in rates payable of up to £12,948.

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 is zoned for planning. Whilst the most recent scheme was refused, residential development is acceptable on the site.

The site's planning history can be found here;

<https://citydev-portal.edinburgh.gov.uk/idxpaweb/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:



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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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