

TO LET

SELF-CONTAINED PREMISES

Located in the Leith district of
Edinburgh

Offers over £12,500 per annum

Situated in bustling mixed-use
neighbourhood

Premises extends to 95.86 SQM
(1,032 SQFT)

100% Small Business Rates Relief

Suitable for a variety of uses subject to
the appropriate planning consents



WHAT 3 WORDS



15 QUAYSIDE STREET, LEITH, EH6 6EJ

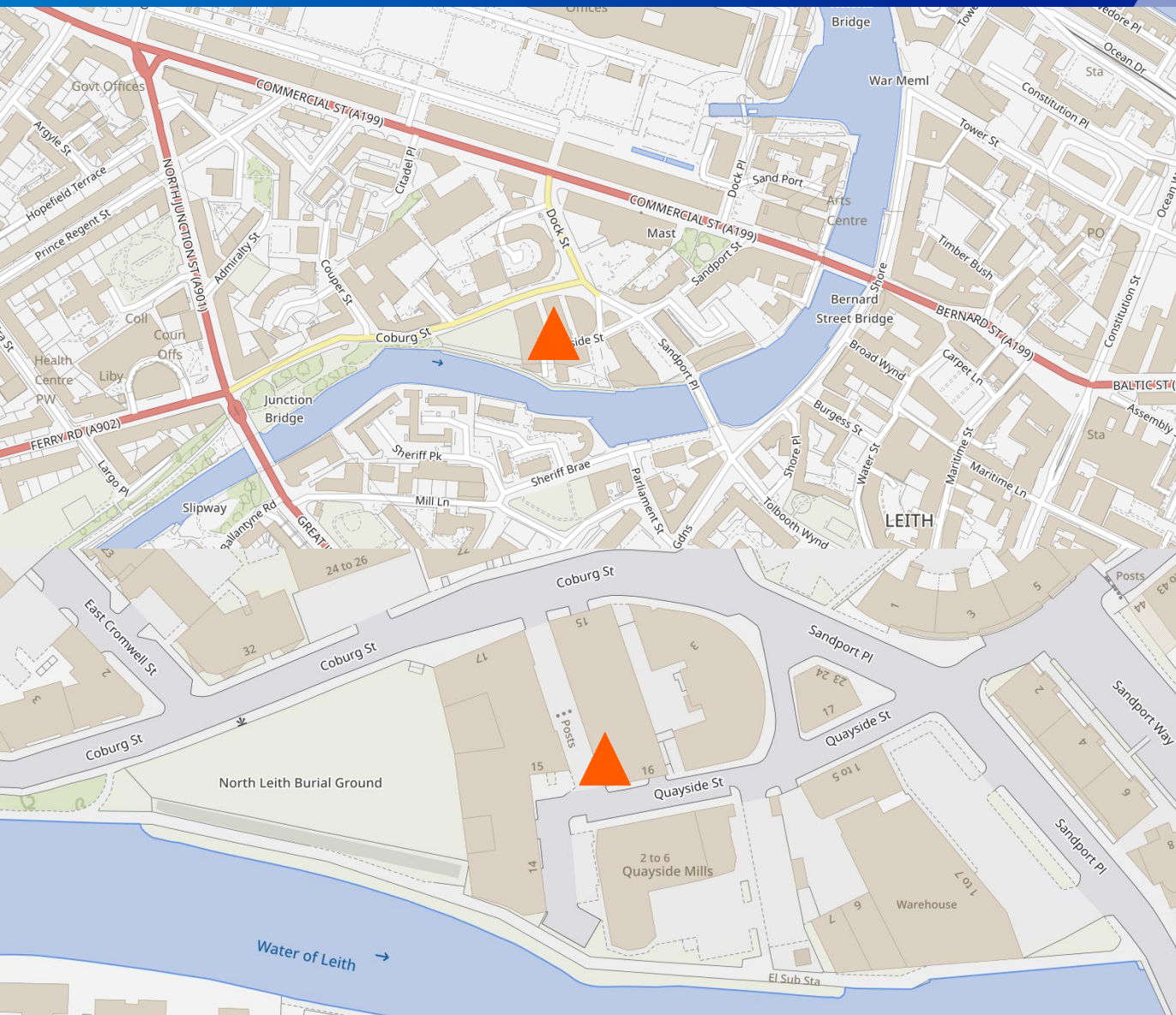
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Location

15 QUAYSIDE STREET, LEITH, EH6 6EJ



Location

The property is prominently located on Quayside Street, nestled between Commercial Street to the north and North Junction Street to the west, in the heart of Leith, one of Edinburgh's most dynamic and sought-after districts.

Situated approximately 2 miles north of Edinburgh city centre, the area benefits from excellent transport connectivity. The newly extended Edinburgh Tram line provides direct access from Newhaven to Edinburgh Airport, while an extensive network of local bus services ensures easy access to and from all areas of the city.

The surrounding area features a vibrant mix of commercial and residential uses, with notable nearby occupiers including Coburg House Art Studios, Lind & Lime Gin Distillery, and the popular Roseleaf Bar Café.

Rarely available self-contained ground floor property suitable for a variety of uses



Description

15 QUAYSIDE STREET, LEITH EH6 6EJ



Description

The subject comprises an open plan office space arranged over the ground floor of the two-storey brick building. The property benefits from multiple large windows allowing natural light to enter through the building. The corner position of the property benefits from two access points.

Most recently utilised as an office, the accommodation comprises of an open plan space with two partitioned meeting rooms. The property is suitable for various hospitality, professional services, or leisure uses, subject to obtaining necessary planning consent. There is a tea preparation area and WC facilities to the rear of the property.

Accommodation

Size	m ²	ft ²
Ground Floor	95.86	1,032
TOTAL	95.86	1,032

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

Offers over £12,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,700 which will allow for 100% rates relief subject to the purchasers other commercial properties, if any.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

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 owner/occupier 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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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. **August 2025**