

# FOR SALE / MAY LET

## CLASS 1A PREMISES

Located in the heart of the Newington district of Edinburgh

Freehold: Offers over £240,000

Leasehold: Price on application

Situated in a bustling mixed-use neighbourhood

Premises extends to 146.13 sqm (1,573 sqft)

Extremely high levels of vehicular and pedestrian passing trade

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



WHAT 3 WORDS



22-24 NEWINGTON ROAD, EDINBURGH, EH9 1QS

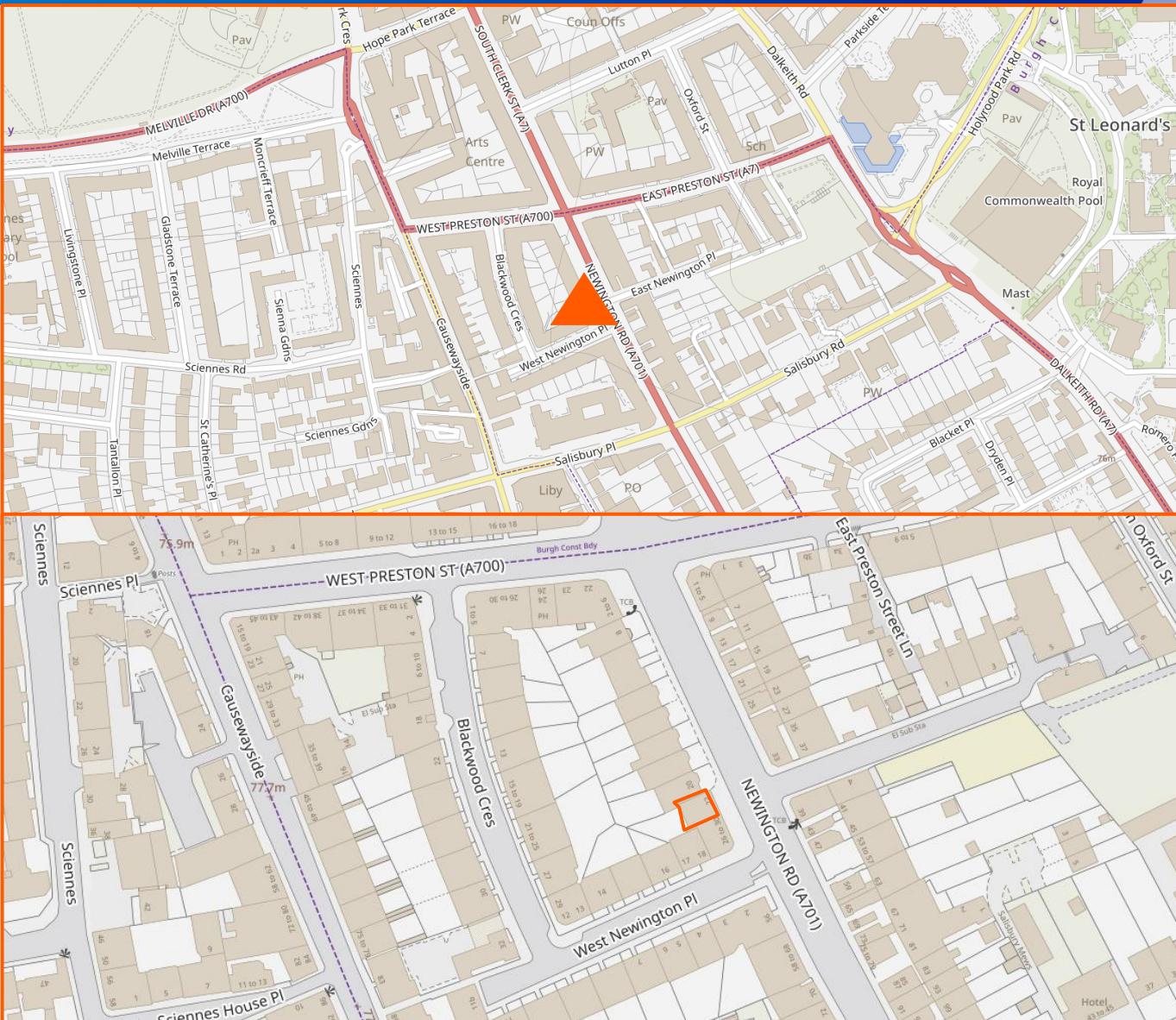
CONTACT: Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)  
Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk) | 0131 225 1234 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

22-24 NEWINGTON ROAD, EDINBURGH, EH9 1QS



Located in the heart of the Newington district of Edinburgh



VIRTUAL TOUR

## Location

The subject is located approximately half a mile to the south of the city centre, within the heart of the Newington district of Edinburgh. 22-24 Newington Road is located on the west side of Newington Road between a block bound by West Newington Place to the south and West Preston Street to the north.

Newington Road forms part of the A701 truck road, one of the main vehicular routes into the city centre from the south, which leads traffic towards the east end of Princes Street.

The Newington district of Edinburgh is a vibrant neighbourhood bustling with students, young professionals and families. Newington Road is an extremely well-established retail & leisure location represented by both highly recognised national occupiers as well as reputable local businesses, including Boots Pharmacy, Matto Pizza, The Refillery, William Hill and La Casa Restaurant.



# Description

22-24 NEWINGTON ROAD, EDINBURGH, EH9 1QS



## Description

The subject comprises of a Class 1A property arranged over the ground and basement floors of a four storey & basement traditional stone-built tenement. The property benefits from multi-windowed frontage, allowing excellent branding opportunities.

Originally a bank, but more recently used as an office, the ground floor accommodation comprises of a well-proportioned open plan space with two partitioned meeting rooms. Additionally, the basement, accessed via a timber staircase, provides useful storage space and W/C facilities.

The property is well-configured and highly adaptable, making it suitable for a wide range of potential uses, such as retail, leisure, professional services, office or café, subject to the necessary planning consents.

## Accommodation

Size	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	69.58	749
Basement Floor	76.55	824
<b>TOTAL</b>	<b>146.13</b>	<b>1,573</b>

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).



# The Detail

22-24 NEWINGTON ROAD, EDINBURGH, EH9 1QS

## Price / Rent

Our client is seeking offers in excess of £240,000 for the freehold interest.

Rent on application.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £14,000 which will result in a rates payable of £6,972.

As of April 2026, the proposed rateable value is £19,000

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.



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. **January 2026**

## Get in Touch

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



**Emily Anderson**

[Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)



**Hannah Barnett**

[Hannah.barnett@shepherd.co.uk](mailto: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](http://shepherd.co.uk)

