

FOR SALE

CLASS 4 OFFICE WITH SERVICED APARTMENT CONSENT

Rarely available freehold opportunity
within the highly desirable New Town
district of Edinburgh

Inviting offers over £920,000

Self-contained ground and first floor
with car parking spaces

Premises extend to 221.32sqm (2,382
sqft)

4 car parking spaces included
accessed via Dublin Street Lane South

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



WHAT 3 WORDS



17 DUBLIN STREET, EDINBURGH, EH1 3PG

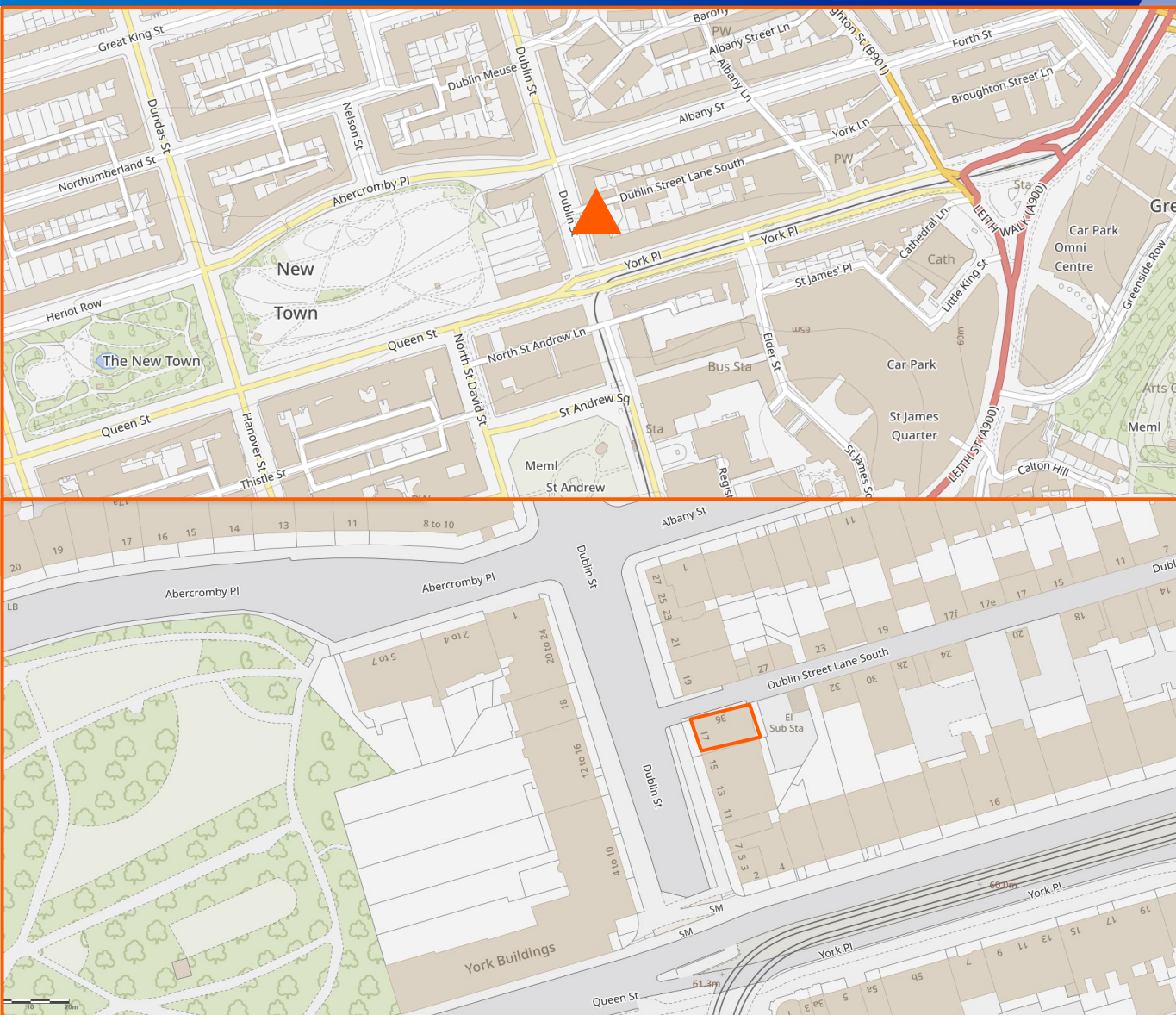
CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**





Location

17 DUBLIN STREET, EDINBURGH, EH1 3PG



Location

The property is prominently positioned on Dublin Street within Edinburgh's highly sought-after New Town, close to key landmarks including St James Quarter, St Andrew Square, Waverley Train Station and George Street.

Dublin Street is a charming and historic address in the east side of the New Town, home to a mix of highly desirable Georgian houses and reputable commercial businesses.

The property occupies a prominent position on the east side of Dublin Street, within a block bound by Dublin Street Lane South to the north and York Place to the south. Its situation benefits from excellent transport connectivity, with both Picardy Place and St Andrew Square tram stops nearby, as well as numerous local bus services and Edinburgh Bus Station, all within easy walking distance.

Dublin Street is home to a diverse range of occupiers, including Dunpark Property Agents, Kingsford Business Club, Dublin Street Social and The Magnum, as well as the nearby St James Quarter & Multrees Walk, which provides a wide selection of national retailers, leisure and dining amenities.

**Rare freehold opportunity within
Edinburgh's New Town**



Virtual Tour



Description

17 DUBLIN STREET, EDINBURGH, EH1 3PG



Description

The subject comprises a self-contained office premises arranged over the ground floor and first floor of a three-storey, attic and basement Georgian end terraced townhouse.

The Category B listed building retains a wealth of original Georgian features & benefits from an exclusive main door entrance from Dublin Street. Internally, the accommodation benefits from a grand entrance with a mixture of well-portioned rooms, extensive storage & tea preparation facilities as well as WC facilities located on the first floor. The property showcases period detailing that enhances its overall character, offering a rare opportunity to blend heritage charm with modern use.

Additionally, there is vehicular access via Dublin Lane South that leads to the 4 secure car parking spaces situated to the rear of the property.

Accommodation

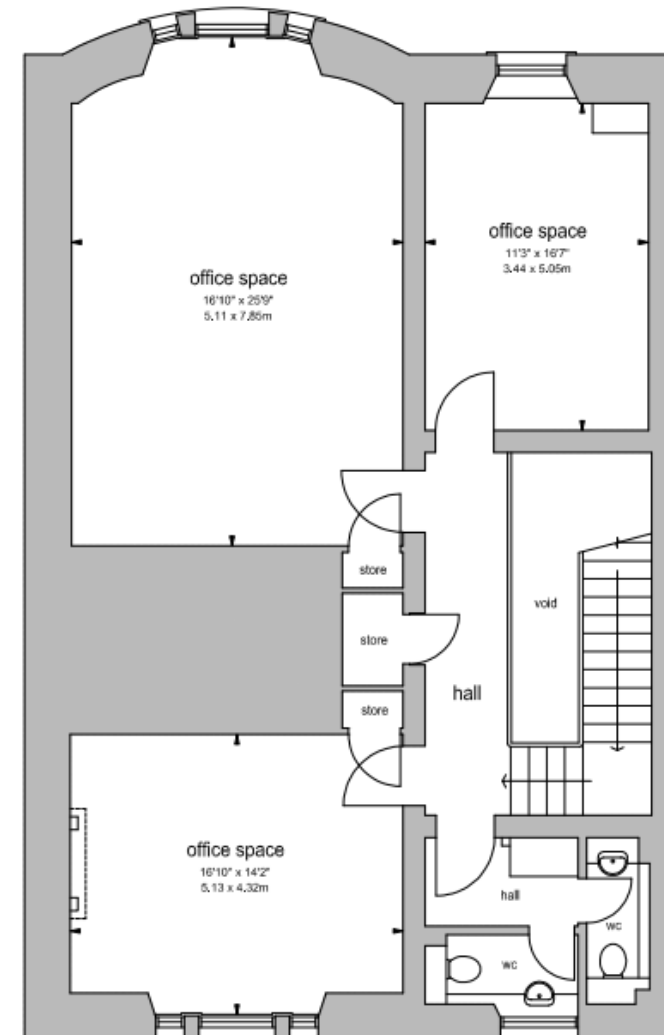
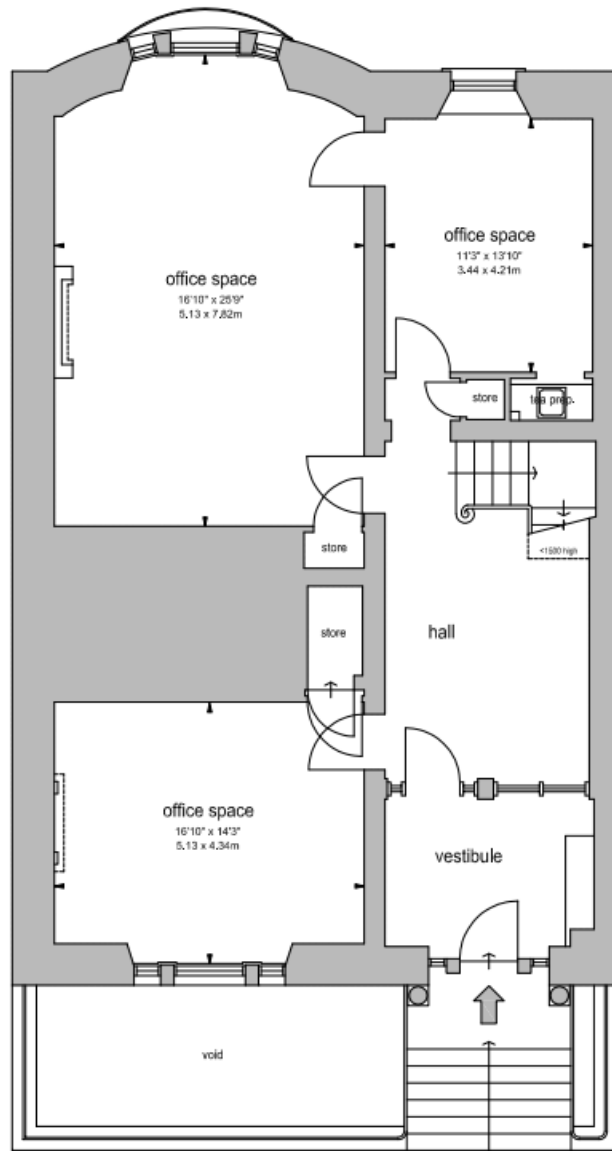
Description	m ²	ft ²
Ground Floor	108.75	1,175
First Floor	112.57	1,212
TOTAL	221.32	2,382

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).



Existing Floor Plans

17 DUBLIN STREET, EDINBURGH, EH1 3PG





The floor plan shows a proposed new house with a red outline. The layout includes a Living Room with a fireplace and a large window, a New Kitchen with a sink and stove, a Shared Hall with a staircase, an Office or Bedroom with a desk and chair, and a New Shower Room. A red arrow points to the entrance. The plan also shows a void area and a new shower room.

The floor plan shows a three-bedroom house with the following features and annotations:

- BEDROOM 1:** Located at the top left, featuring a bed, a desk with a chair, and a wardrobe.
- BEDROOM 2:** Located at the bottom left, featuring a bed, a desk with a chair, and a wardrobe.
- BEDROOM 3:** Located at the top right, featuring a bed, a desk with a chair, and a wardrobe.
- NEW ENSUITE:** A new bathroom located between Bedroom 1 and Bedroom 2, featuring a bathtub, toilet, and vanity.
- EXISTING CIRCULAR WINDOW:** Located in the top right corner of the plan.
- NEW FREE STANDING UNIT TO 2.1 M HIGH (PICTURE RAIL & 2 BARS) (GRASS & BUSHES):** Located in the center of the plan.
- PROPOSED INFO OFFICE:** Located in the bottom right corner of the plan.
- EXISTING CIRCULAR WINDOW TO PLAN TO BE REDESIGNED UP AND REFINISHED:** Located in the bottom right corner of the plan.
- NEW CLOSET TO BE REFINISHED AND DOWN REFINISHED TO ORIGINAL PROPORTIONS:** Located in the bottom right corner of the plan.

FIRST FLOOR



Price

The subjects are being offered on a vacant freehold basis at offers over £920,000.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £23,300 which will result in a rates payable of £11,603.40.

As of April 2026 the proposed rateable value is proposed to be £28,000.

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.

Planning

This is an outstanding development prospect, suitable for conversion or a variety of commercial uses, subject to securing the appropriate planning consents.

Planning permission for change of use from a Class 4 office to a Serviced Apartment was granted in December 2024.

Application No: 24/04814/FULSTL

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:



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.

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