

TO LET

CLASS 1A PREMISES

Located in the heart of Marchmont,
Edinburgh

Offers over £15,500 per annum

Immaculately presented property
arranged over the ground & basement
floors offering versatile
accommodation

Qualifies for 100% Small Business
Rate Relief

Premises extend to 73.95 sqm (796
sqft)

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



WHAT 3 WORDS



32 ARGYLE PLACE, EDINBURGH, EH9 1JT

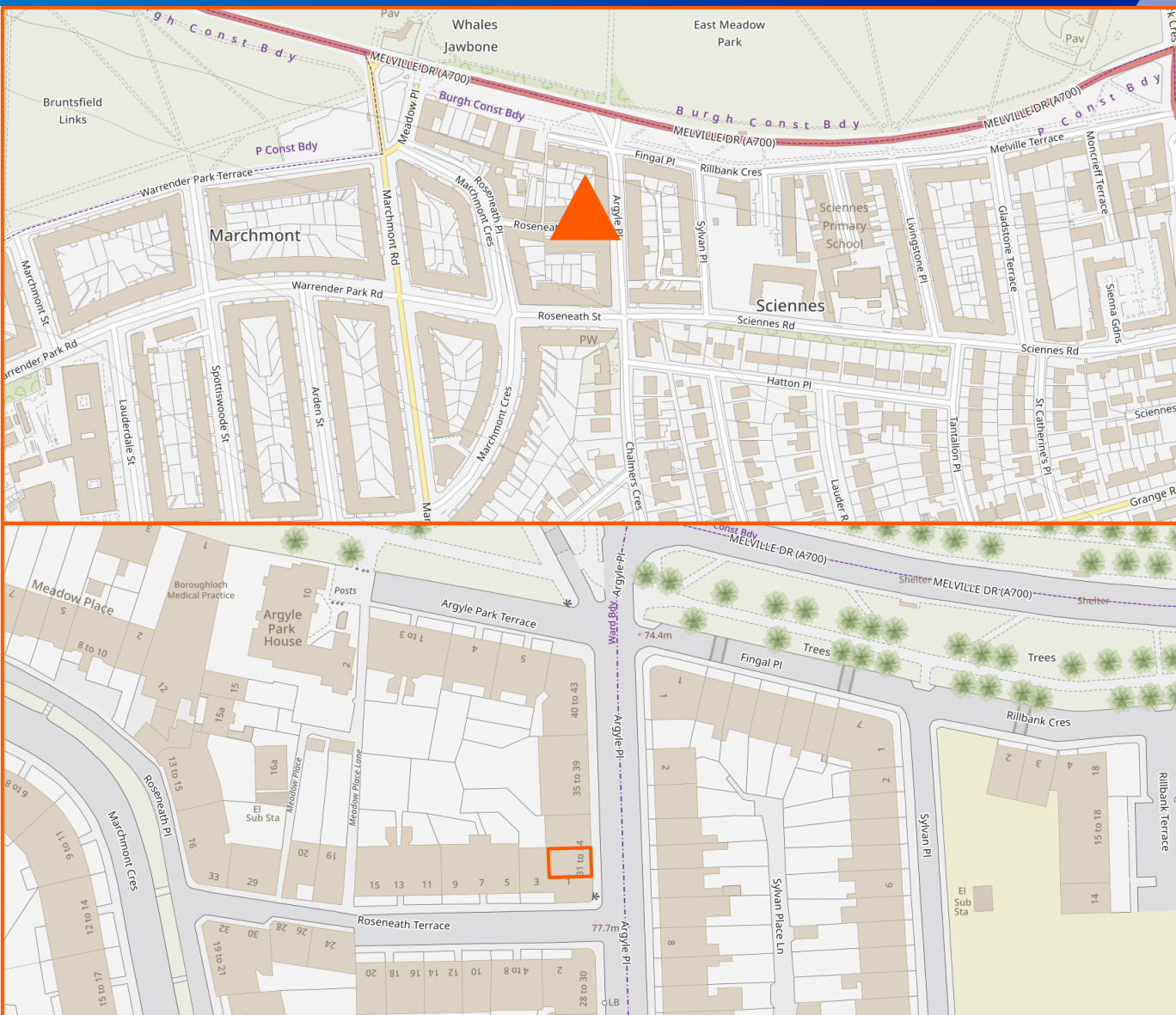
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Location

32 ARGYLE PLACE, EDINBURGH, EH9 1JT



Location

The subjects is located in the heart of the Marchmont district of Edinburgh, an extremely popular neighbourhood of Edinburgh. More specifically, the property is located on the west side of Argyle Place in the block bound by Fingal Place to the north and Roseneath Terrace to the south.

Marchmont is an affluent suburb and popular residential location for students, young professionals & families. The property is situated within close proximity to The Meadows, Edinburgh University Library & the George Square University facilities, as well as a range of well-established and popular local amenities.

Argyle Place is a reputable local retail parade within Marchmont and benefits from extensive passing trade both on foot to the Meadows and by car. Nearby occupiers include, Argyle Place Coffee, Starter Culture Café Bar, The Argyle Pub and Meadowlark Yoga.

Rarely available leasehold opportunity on desirable retail parade



Virtual Tour



Description

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Description

The subjects comprise an attractive Class 1A premises arranged over the ground floor and basement levels of a traditional four-storey terraced tenement.

A prominent glazed frontage allows for an abundance of natural light, creating a bright and inviting internal environment. The accommodation has been comprehensively refurbished and is maintained to an exceptional standard, providing a high-quality, turnkey space adaptable to a range of occupier requirements.

The ground floor offers largely open-plan accommodation, while the basement, accessed via a timber spiral staircase, provides a meeting room/board room, tea preparation facilities, a shower room, WC, and storage space.

Accommodation

Description	m ²	ft ²
Ground Floor	27.98	301
Basement	45.97	495
TOTAL	73.95	796

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 £15,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,100 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 £8,300.

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.

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. **February 2026**



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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