

FOR SALE

DEVELOPMENT OPPORTUNITY

Located within the Port Edgar
Barracks redevelopment site in South
Queensferry

Offers invited

Planning permission for café use

Premises extend to 230 sqm (2,476
sqft)

Outstanding views across the Firth of
Forth

Former World War One Naval
Barracks occupying an outstanding
waterfront location



WHAT 3 WORDS



**BOILER HOUSE, PORT EDGAR BARRACKS, SOUTH
QUEENSFERRY, EH30 9YH**

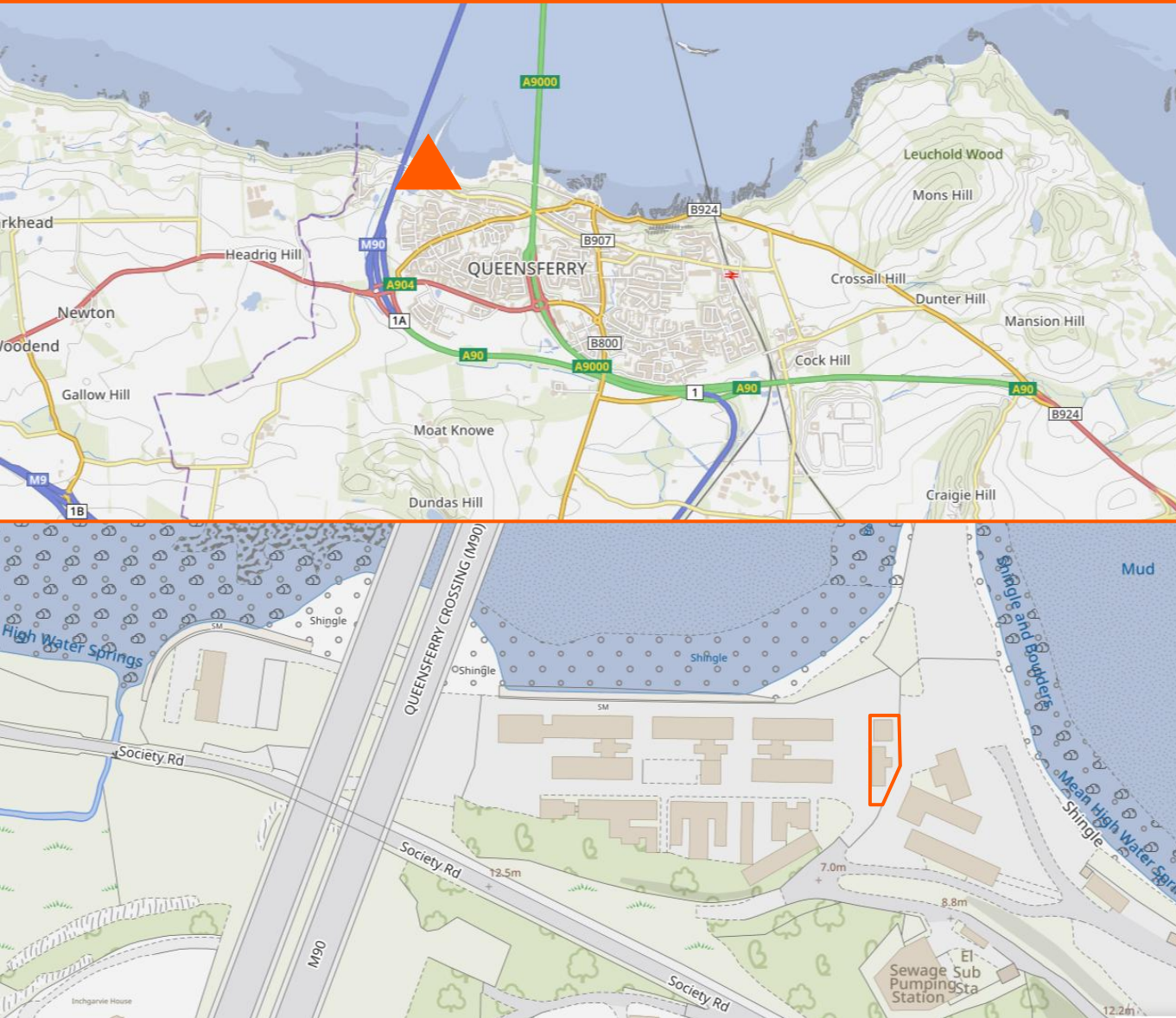
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Location

BOILER HOUSE, PORT EDGAR BARRACKS, SOUTH QUEENSFERRY, EH30 9YH



Location

The subject premises is located within the Port Edgar Barracks development in South Queensferry, approximately 10 miles north of Edinburgh City Centre. The historic town is positioned between the Forth Road and Forth Rail Bridges, accessible via the A90 trunk road that connects with the M90 motorway to the north.

The former World War One Naval Barracks occupies a prominent waterfront location with views across the Firth of Forth and towards the Queensferry Crossing. The former Boiler House is situated on the east side of the development, adjacent to the existing marina.

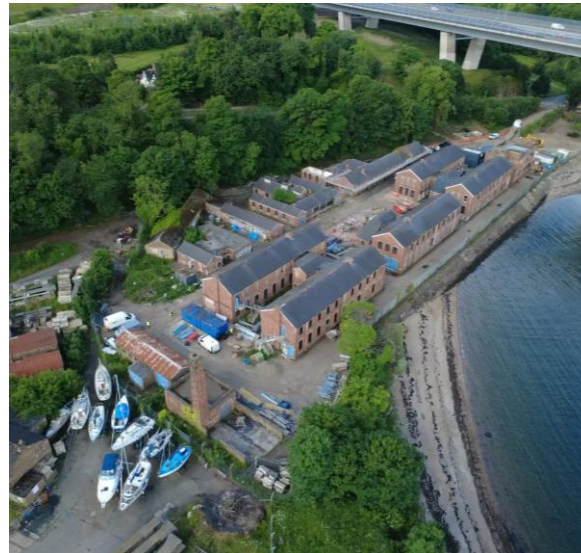
South Queensferry is an extremely popular mixed-use town with a strong residential catchment, growing population and year-round tourist appeal. There is a wealth of highly reputable national and local retail, restaurant, café and professional service businesses within the town including Scotmid Coop, Dune Bakery, Orocco Pier and Westport Vets.

Unique Development Opportunity



Description

BOILER HOUSE, PORT EDGAR BARRACKS, SOUTH QUEENSFERRY, EH30 9YH



Description

The former boiler house comprises of two single storey buildings. The historic chimney stack and adjoining outbuildings offers a unique development opportunity with a versatile layout and outstanding views over the Firth of Forth.

Planning

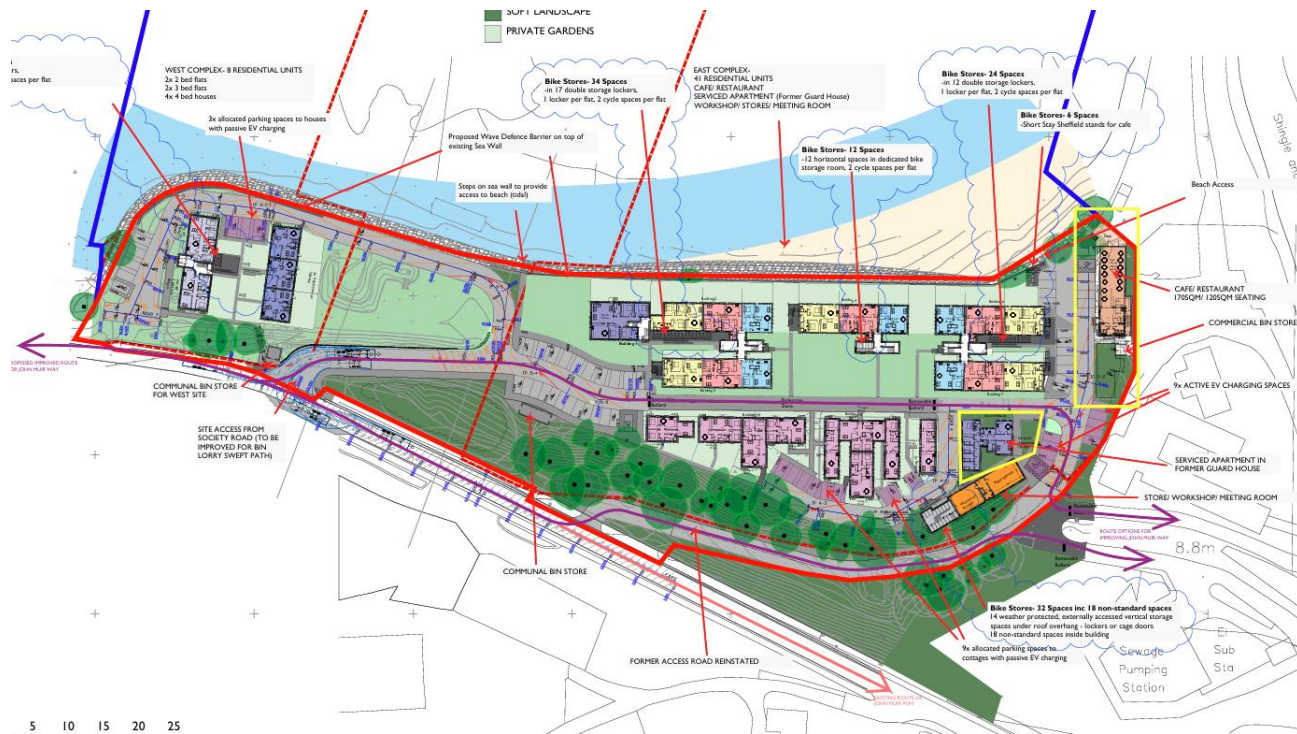
Port Edgar Barracks in South Queensferry is undergoing redevelopment, which will generate a new unique mixed-use community. The proposed plan includes a mixture of 49 flats, single storey and two storey family homes. New access routes and connections will be established, including a path to the private beach. The redevelopment will preserve and repurpose the nationally significant Category B-listed buildings, ensuring their long-term future while contributing new housing and community facilities to South Queensferry.

The former boiler house has planning permission for café use. For further information, please visit the <https://the-barracks.co.uk/> and Edinburgh City Council Planning Portal (ref no. 22/01987/FUL).



Development Plans

BOILER HOUSE, PORT EDGAR BARRACKS, SOUTH QUEENSFERRY, EH30 9YH





Price

Offers are invited for the heritable freehold interest.

Rateable Value

The subjects will require the rateable value to be reassessed.

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 quoted figures are 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.

Accommodation

Description	m ²	Ft ²
Ground Floor	170	1,830
Lower Ground Floor	60	646
Total	230	2,476

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).

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. **June 2026**

