

FOR SALE

OUTSTANDING DEVELOPMENT OPPORTUNITY

Located within the extremely vibrant Old
Town district of Edinburgh

Offers over £750,000

Benefits from planning consent for 4
short term let studio apartments

Premises extend to 190.93 sqm
(2,066 sqft)

Rarely available freehold opportunity in
close proximity to The University of
Edinburgh's main campus

Exceptional views of Greyfriars Kirk &
Edinburgh Castle

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



VIRTUAL TOUR



9 FORREST ROAD, EDINBURGH, EH1 2QH

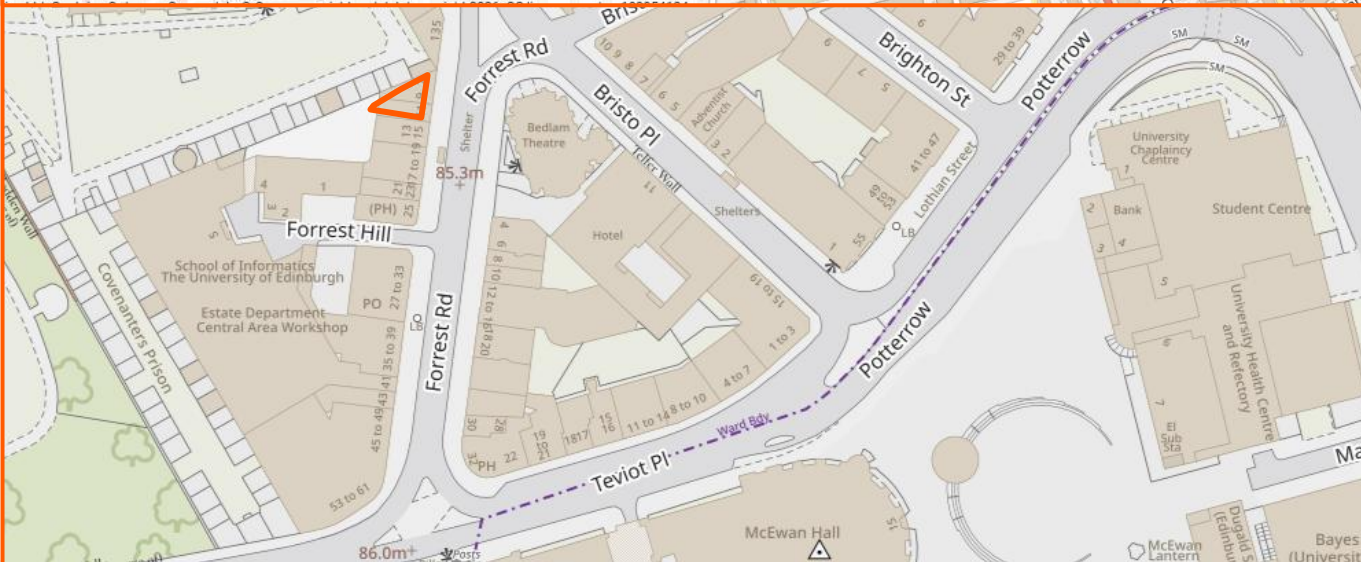
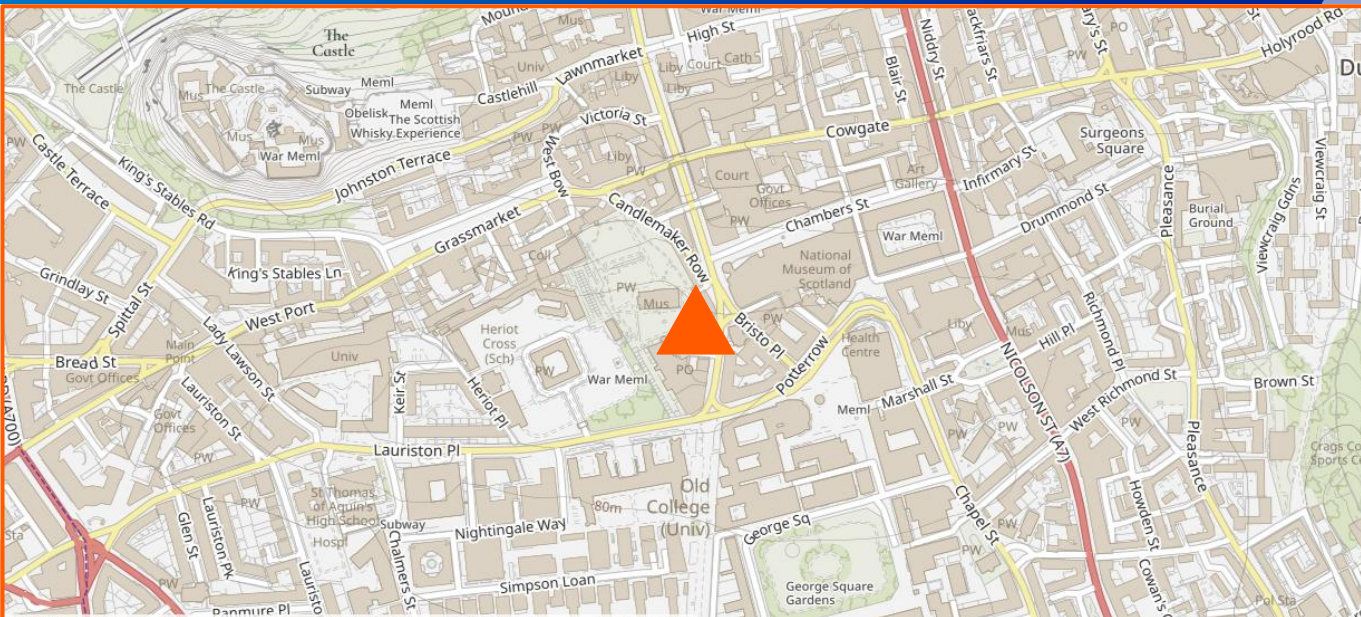
CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

9 FORREST ROAD, EDINBURGH, EH1 2QH



Location

Forrest Road is located within the Old Town district of Edinburgh, an extremely vibrant neighbourhood bustling with students & tourists, thus benefiting from extremely high levels of footfall 7 days a week. It is also one of the main vehicular routes into the city centre from the south, which leads traffic towards the east end of Princes Street.

More specifically, the subject premises is prominently located on the northwest side of Forrest Road in the block bound by George IV Bridge to the north and Lauriston Place to the south, & benefits from exceptional views of Greyfriars Kirk & Edinburgh Castle.

The area is a well-established retail, leisure & residential location, home to an abundance of reputable local & national occupiers including the National Museum of Scotland, George Heriot's School, The University of Edinburgh, Nandos, Frankenstein & Alandas Gelato.

This outstanding property offers an extremely rare freehold opportunity within the heart of Edinburgh's most sought-after central locations.

Rarely Available Freehold Opportunity in Highly Sought After Location



WHAT 3 WORDS



Description

9 FORREST ROAD, EDINBURGH, EH1 2QH



Description

Occupying a prominent corner position within a Category C listed five-storey stone-built end terrace, this striking dual-aspect property enjoys an abundance of natural light throughout. The property is accessed directly from Forrest Road and extends over the first, second, third, and fourth floors. The accommodation currently comprises a self-contained office space complemented by W/C facilities on the first, second, and fourth floors, together with kitchen facilities on both the upper and lower levels.

Benefitting from planning consent for four short-term let studio apartments, the property offers exceptional flexibility and significant development potential, presenting an extremely rare opportunity for investors, developers, or owner-occupiers seeking a landmark property within one of the city's most desirable locations.

Accommodation

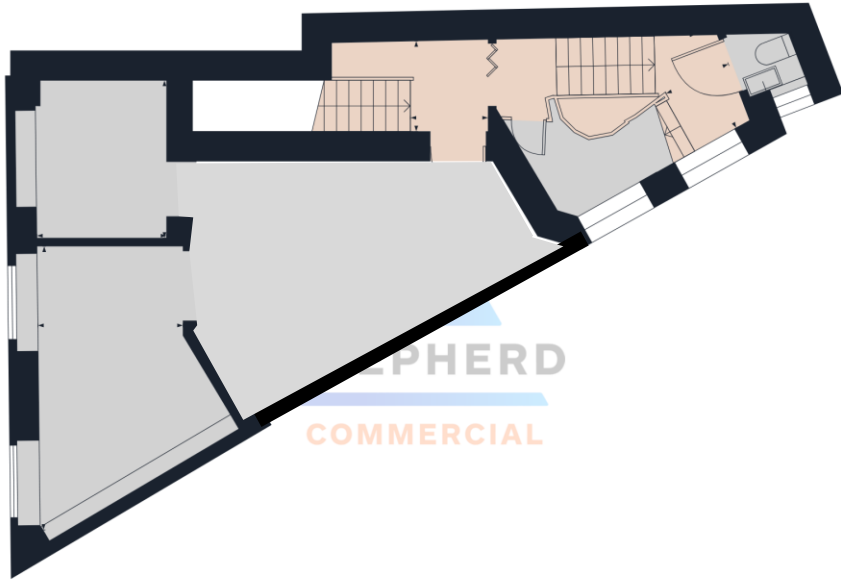
Description	m ²	ft ²
First Floor	50.50	544
Second Floor	49.56	533
Third Floor	49.51	533
Fourth Floor	41.39	456
Total	190.96	2,066

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).

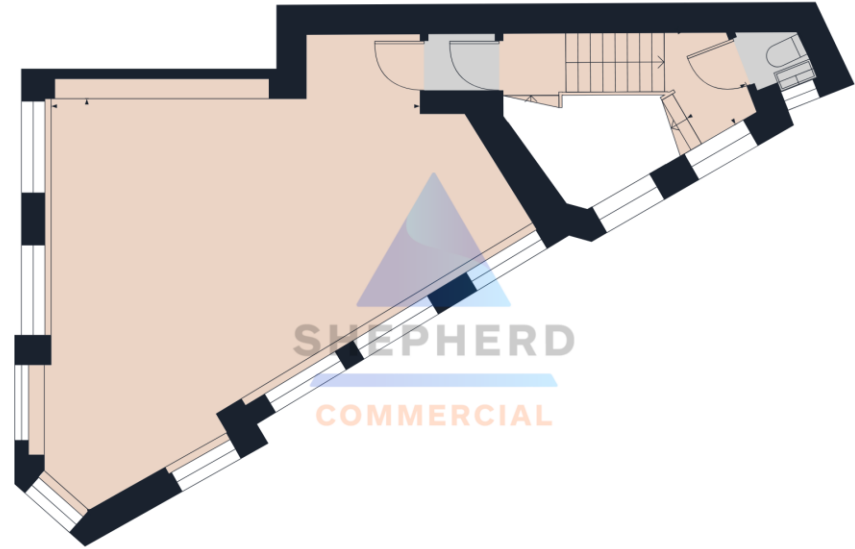


Floor Plans

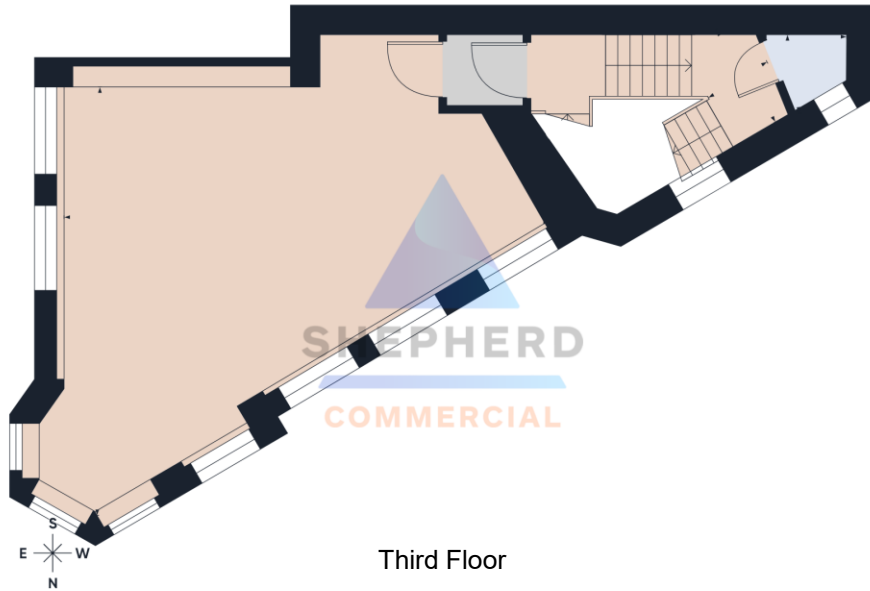
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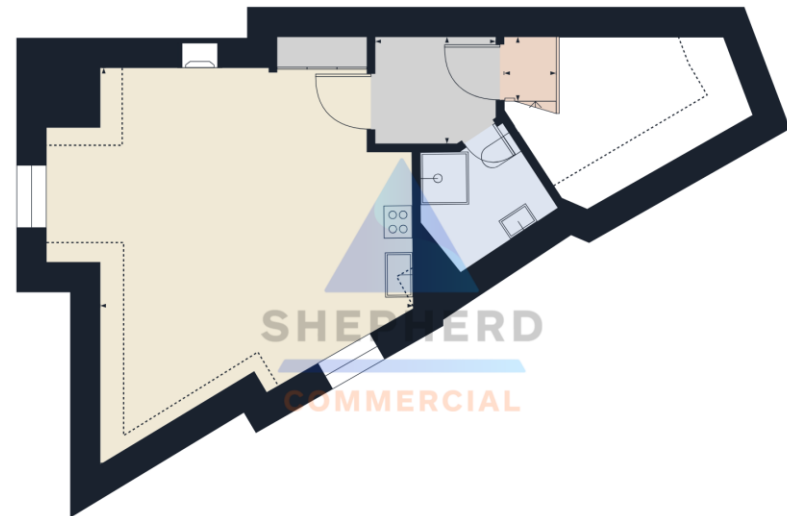
First Floor



Second Floor



Third Floor



Fourth Floor



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 a change of use from a Class 4 office to short-term let studio apartments (sui generis) has been granted alongside Listed Building Consent.

Application No: 25/02878/FULSTL

The premises is situated within the Old Town Conservation Area and within Edinburgh's Works Heritage Site. Further information can be provided by the selling agent.

Price

The Heritable Interest (Scottish equivalent of English Freehold) is being marketed for sale, inviting offers over £750,000. **Please note that unconditional offers will be considered subject to satisfactory title and contract only.**

Lease

The current lease expires in January 2027. However, either party may terminate the lease at any time before that date by exercising the mutual break option and providing not less than three months' written notice. The lease documents can be provided on request.

Data Room

The Data Room is available on request.

Energy Performance Certificate

EPC Rating – D. A copy 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

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £15,000, which results in rates payable of £5,411.25

Please note that 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.

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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