

FOR SALE

CLASS 1A PREMISES

Located in Edinburgh's City Centre

Offers over £120,000

Situated in popular mixed-use
neighbourhood of Fountainbridge

Qualifies for 100% Small Business
Rate Relief

Premises extend to 56.60 sqm (609
sqft)

Rarely available freehold opportunity
in sought-after neighbourhood

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



Virtual Tour



3 ST PETER'S BUILDINGS, GILMORE PLACE, EDINBURGH, EH3 9PG

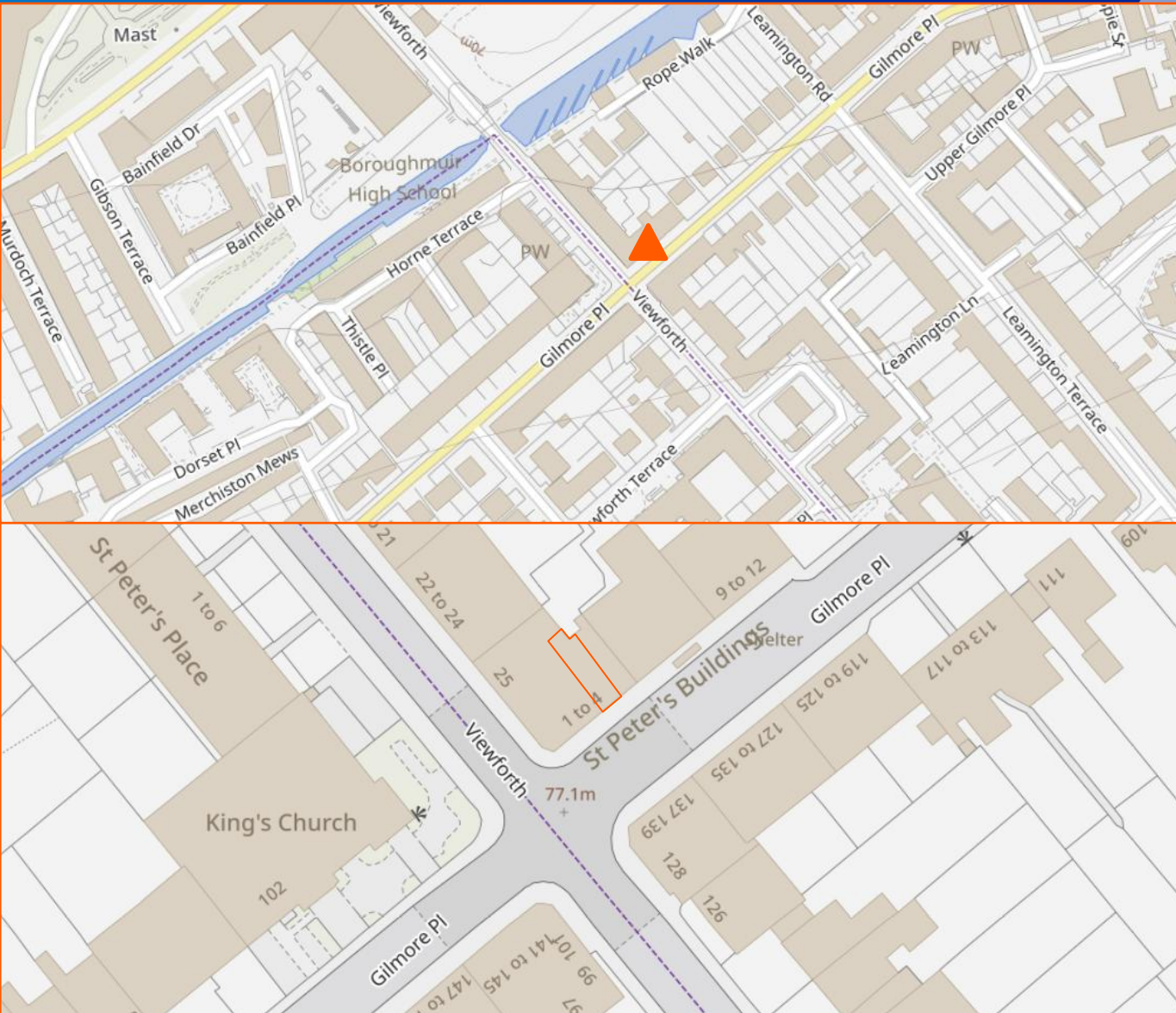
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Location

3 ST PETER'S BUILDINGS, GILMORE PLACE,
EDINBURGH, EH3 9PG



Location

The subject is situated between the Fountainbridge district and Bruntsfield district of Edinburgh, approximately 1 mile southwest of the city centre.

More specifically, the property is prominently located on Gilmore Place, close to the junction of Gilmore Place and Viewforth. The property benefits from a large glazed frontage, offering excellent branding opportunities at street level exposure. There is a Lothian bus stop directly outside the property that allows for convenient and easy access to & from Edinburgh city centre & surrounding neighbourhoods.

The premises is situated within a popular commercial & residential area, home to students, young professionals and families.

Nearby reputable local businesses include Viewforth Glazing, Pure Property Management, Viewforth Early Years Centre, and GB Motors. Boroughmuir High School is also in close proximity.

Freehold opportunity in a highly sought-after neighbourhood



What 3 Words



Description

3 ST PETER'S BUILDINGS, GILMORE PLACE,
EDINBURGH, EH3 9PG



Description

The subjects comprise a single windowed Class 1A premises arranged over the ground floor and basement floors of a traditional five-storey and basement mid terraced stone-built tenement.

Internally, the ground floor comprises a bright open plan space with a tea preparation area & W/C facility to the rear. The basement level is accessed via a timber staircase and provides abundant space suitable for storage. The unit is well-proportioned and highly adaptable, making it suitable for a wide range of potential uses, such as retail, office, professional services or café.

The premises offers an extremely rare freehold opportunity within Edinburgh's most sought-after neighbourhoods.

Accommodation

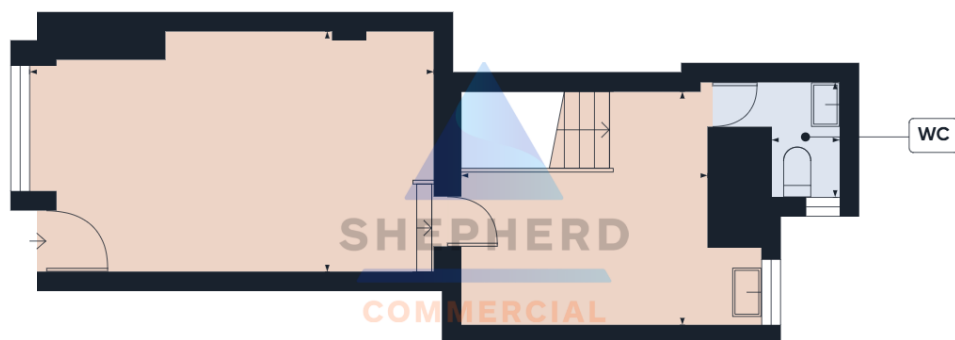
Description	m ²	ft ²
Ground Floor	28.19	303
Basement	30.41	327
TOTAL	56.60	609

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).



Floor Plans

3 ST PETER'S BUILDINGS, GILMORE PLACE,
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Ground Floor



Basement



The Detail

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Price

The subjects are being offered on a vacant freehold basis at offers over £120,000.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,300 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

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

The property is not VAT elected.

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:



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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. **August 2026**

