

TO LET

CLASS 1A PREMISES

Located in close proximity to the
Edinburgh University Campus

Offers over £13,500 per annum

Rare leasehold opportunity in one of
Edinburgh's most popular
neighbourhoods

Benefits from extremely high levels of
footfall and vehicular passing traffic

Premises extend to 72.96 sqm (785
sqft)

Versatile space with prominent
frontage

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



WHAT 3 WORDS



31 MARSHALL STREET, EDINBURGH, EH8 9BJ

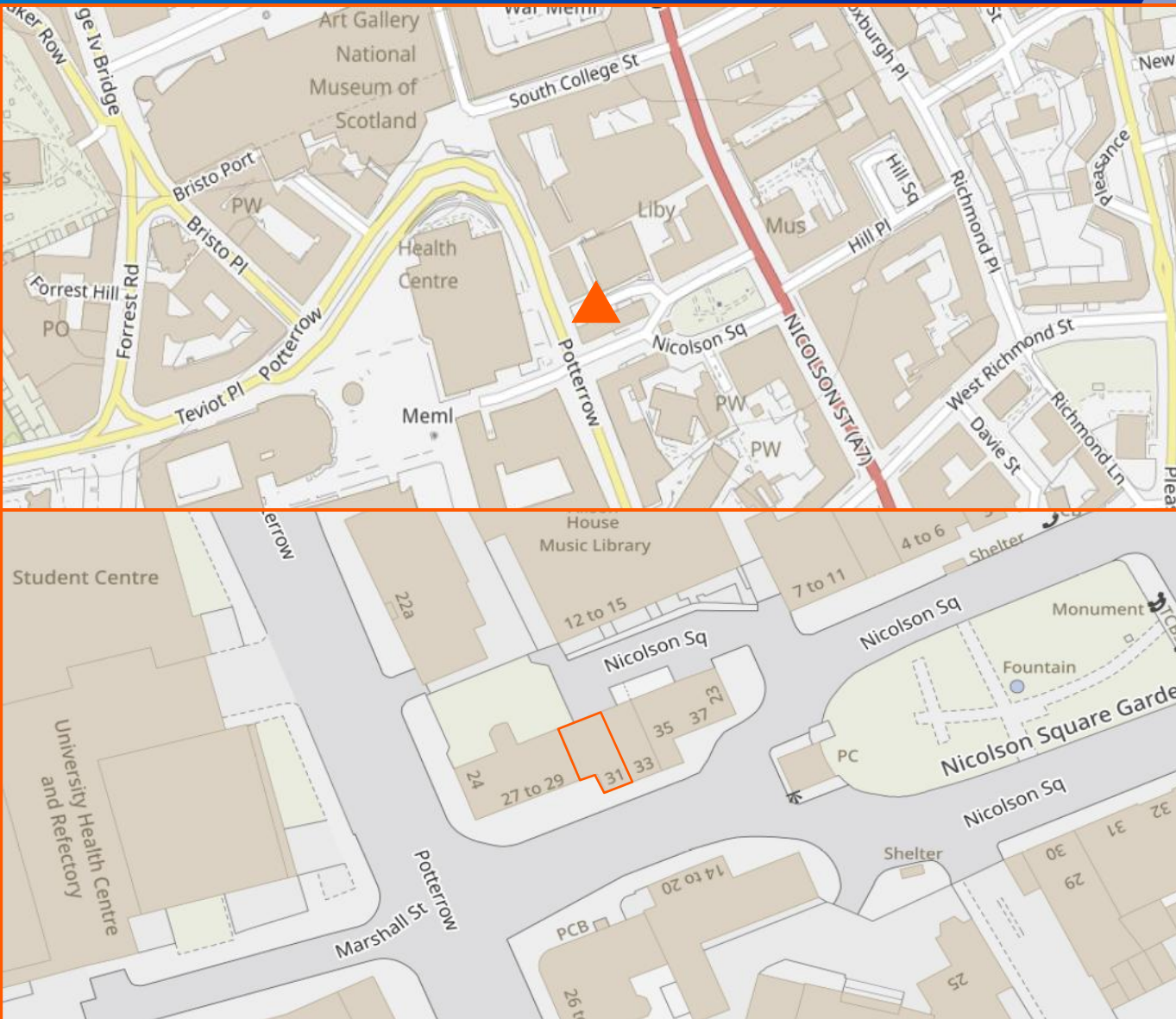
CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk
Hannah Barnett hannah.barnett@shepherd.co.uk | 0131 225 1234 | shepherd.co.uk





Location

31 MARSHALL STREET, EDINBURGH, EH8 9BJ



Location

The premises is prominently positioned on the north side of Marshall Street, just off Nicolson Square, within close proximity to the Edinburgh University Campus. Nicolson Square is situated on the west side of Nicolson Street, an extremely busy vehicular thoroughfare that leads traffic from the south of Edinburgh towards the city centre.

The premises is situated on a well-established secondary retail parade, home to a mix of reputable local occupiers. There is a wealth of retail, restaurant, café & professional service businesses in close proximity along with an abundance of University facilities including the student union.

The area around Edinburgh University and Nicolson Street is an extremely popular residential neighbourhood with students, young professionals & families & as such is an extremely desirable location both residentially and commercially. Located approximately 0.5 miles from the city centre, the subjects are easily accessible with excellent transport links, including numerous Lothian Bus routes, offering a rare leasehold opportunity in one of Edinburgh's most sought-after locations.

Rare Class 1A premises opportunity within highly sought-after neighbourhood



Virtual Tour



Description

31 MARSHALL STREET, EDINBURGH, EH8 9BJ



Description

The subjects comprise a Class 1A premises arranged over the ground and basement floors of a traditional four-storey, stone-built terraced property under a pitched and slated roof. The property benefits from an attractive traditional single-glazed frontage, which allows an abundance of natural light to flood the ground floor, creating a bright, welcoming environment. The prominent frontage also provides excellent branding and display opportunities.

Internally, the ground floor comprises a well-proportioned, open-plan sales area, offering flexibility for a variety of occupiers, including retail, café, and professional service operators. The tea preparation area is located to the rear of the ground floor offering staff convenience. The basement provides useful ancillary accommodation, ideal for storage, and includes WC facilities to the rear.

Accommodation

Description	m ²	ft ²
Ground Floor	48.53	522
Basement Floor	24.43	263
TOTAL	72.96	785

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 £13,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £13,400 which will result in a rates payable of £6,445.40 which will allow for 65.00% rates relief, subject to the tenant'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

This 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:



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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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**