

# TO LET

## CLASS 1A PREMISES

Located in the heart of Edinburgh's  
Leith district

Offers over £22,500 per annum

Rarely available leasehold  
opportunity in bustling  
neighbourhood

100% Small Business Rates Relief

Premises extend to 71.78 sqm  
(773 sqft)

Benefits from attractive large  
glazed frontage

Versatile space suitable for a  
variety of uses subject to the  
appropriate planning consents



WHAT 3 WORDS



31 SHORE, EDINBURGH, EH6 6QN

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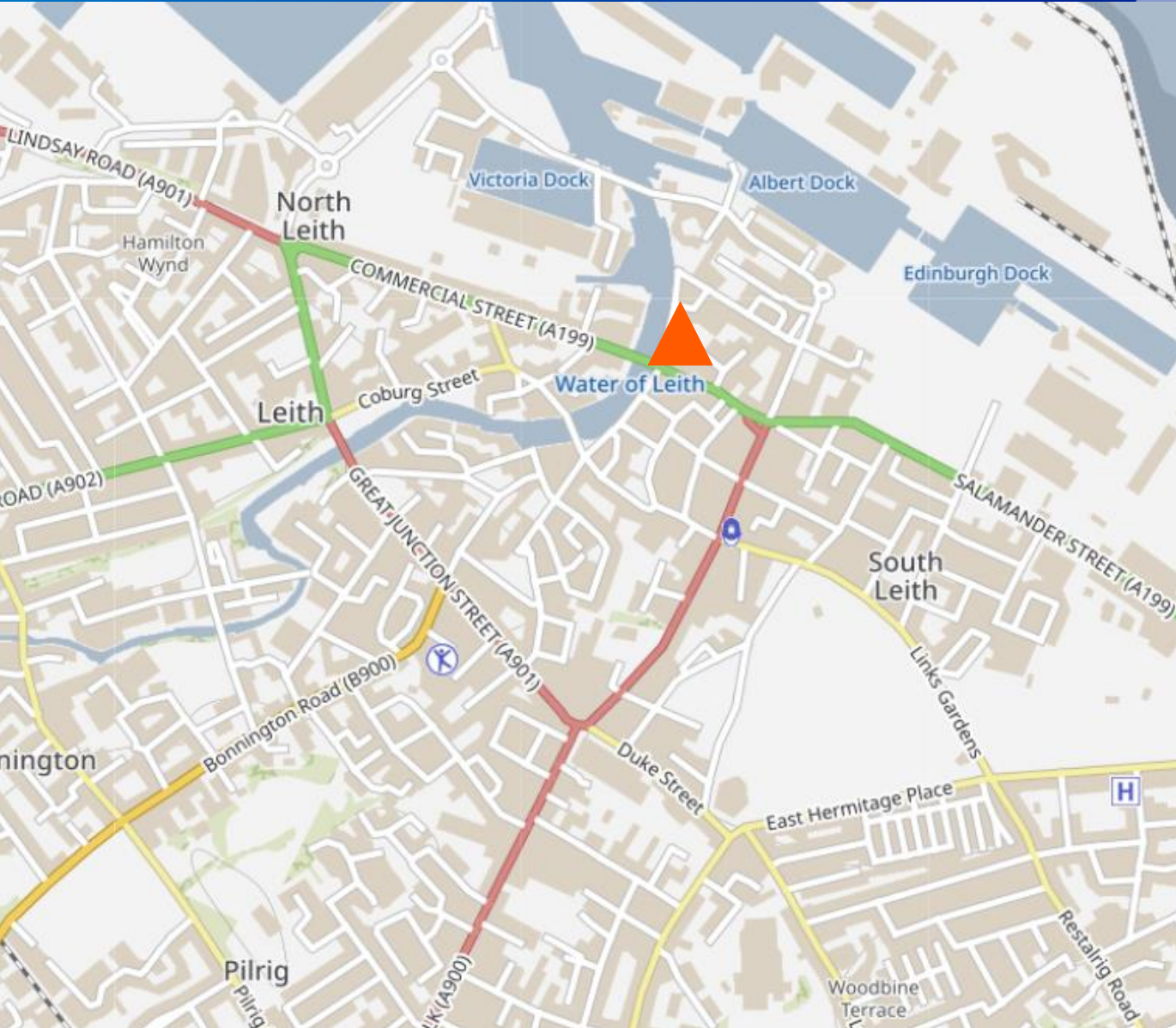






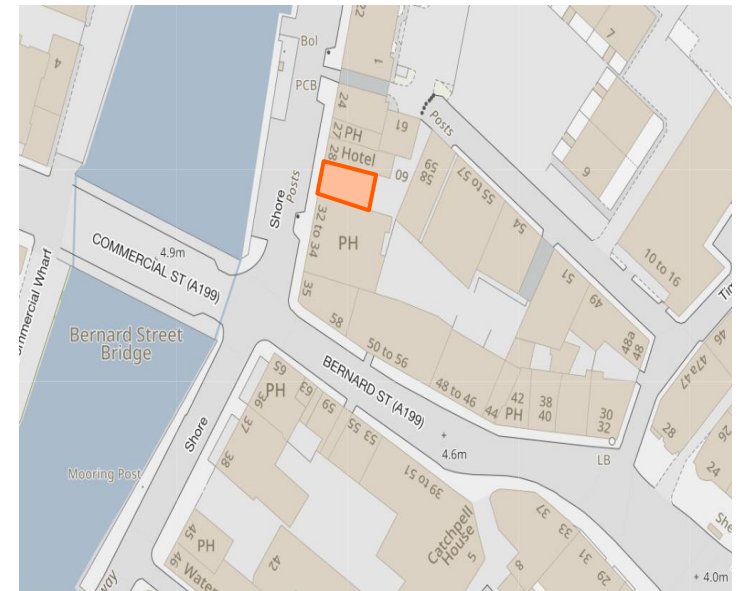
# Location

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## Location

The property is situated on east side of Shore, a historic and picturesque neighbourhood within the bustling port district of Leith. Overlooking the Water of Leith, the premises is located approximately 2 miles north east of Edinburgh's city centre which benefits from various public transport links including major bus routes and is situated less than a 2-minute walk from The Shore tram stop, making the neighbourhood easily accessible. The property is located on a vibrant parade which is home to bespoke commercial occupiers including The Ship on The Shore, The Granary, The King's Wark and Victor Hugo Deli.



**Class 1A premises in Leith,  
Edinburgh**



FIND ON GOOGLE MAPS





# Description

31 SHORE, EDINBURGH, EH6 6QN



## Description

The subjects comprise a Class 1A premises arranged over the ground floor of a three-storey stone built Category C Listed property.

The subject is prominently positioned on The Shore benefiting from a glazed frontage allowing an abundance of natural light to flood the property. Internally, the property benefits from an open plan & spacious configuration throughout with stores, tea preparation area and WC facilities to the rear. Given the property's flexible use classification, spacious configuration and alluring location, it would be suitable for various occupiers including retail, professional service or café operators.

The property provides a rare leasehold opportunity within the heart of a bustling neighbourhood & is available from April 2025.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	71.78	773
<b>TOTAL</b>	<b>71.78</b>	<b>773</b>

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 £22,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £7,100 which will allow for 100% rates relief subject to the tenants 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 elected for 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. **October 2024**

## 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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