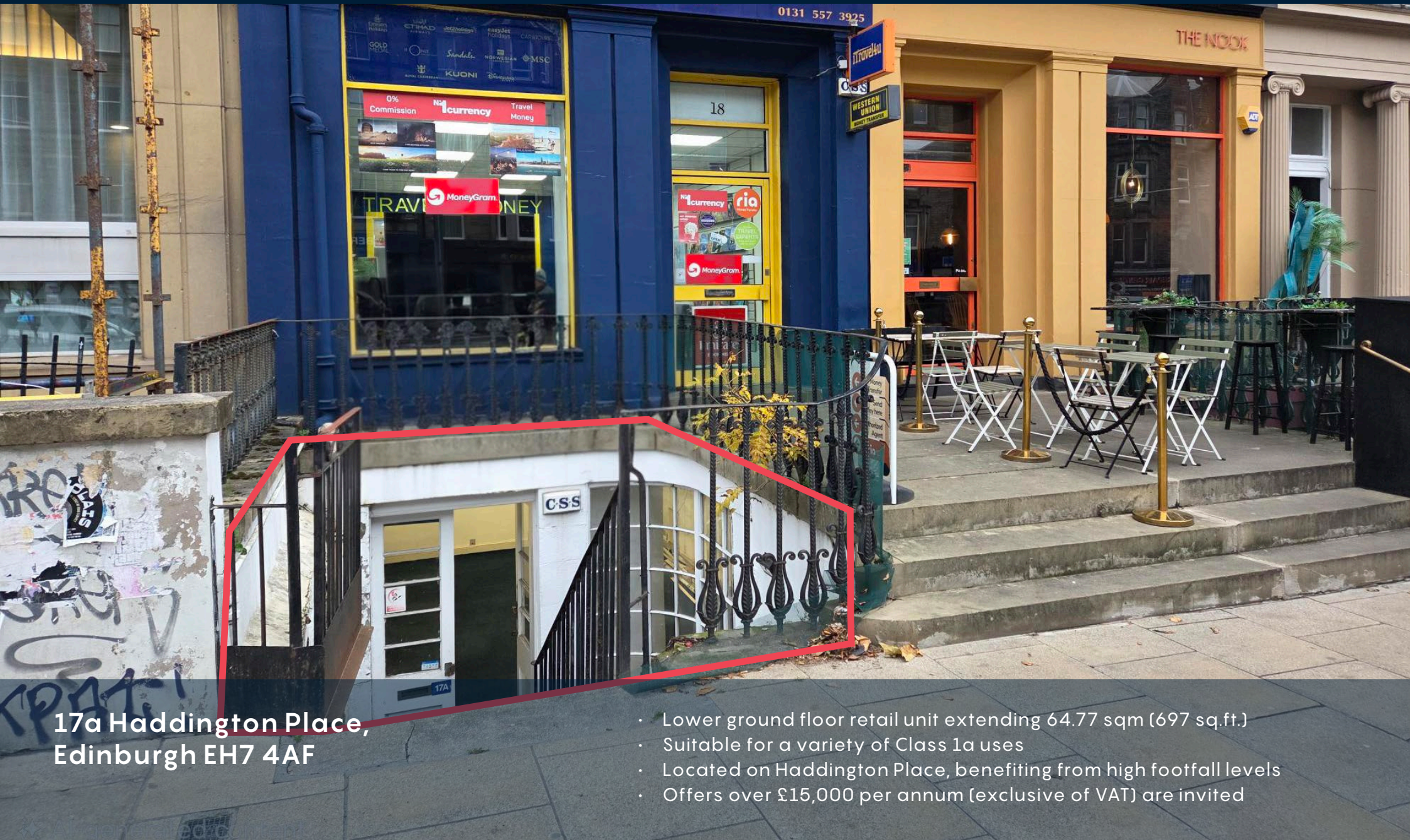


TO LET
RETAIL UNIT



17a Haddington Place,
Edinburgh EH7 4AF

- Lower ground floor retail unit extending 64.77 sqm (697 sq.ft.)
- Suitable for a variety of Class 1a uses
- Located on Haddington Place, benefiting from high footfall levels
- Offers over £15,000 per annum (exclusive of VAT) are invited

LOCATION

The subjects occupy a well-established location on Haddington Place, which forms part of the recently improved Leith Walk parade. Leith Walk serves as the principal north-east arterial route within Edinburgh and is characterised by a vibrant mix of independent and national occupiers. The property lies a short distance from the city centre, with the St James Quarter and Princes Street both within a 10-minute walk.

The surrounding area comprises a mix of residential dwellings, student accommodation, and hotels. With local retail occupiers including The Cookbook Store, The Nook, Garlands, Embo and The Bethany Shop.



DESCRIPTION

The subjects comprise a lower ground floor retail unit forming part of a five-storey sandstone tenement building, with residential accommodation above held under a pitch and slated roof. The unit benefits from independent access via steps from the main road.

The unit offers a fair sized retail sales area to the front, with w/c facilities. To the rear there are two rooms which offer further storage or retail space depending on tenant requirements. The rear of the property also benefits from natural light from a lower ground floor bay window looking onto a well maintained communal garden.

ACCOMMODATION

The property has been measured in line with the RICS Code of Measuring Practice 6th Edition which returned the follow net internal area:

	Sq M	Sq Ft
Total	64.77	697

RATEABLE VALUE

Based on publicly available information obtained from the Scottish Assessors Association, we understand that the property has a current ratable value of £12,900 per annum. We understand any tenant may benefit from a discount, resulting in rates payable of £1,396.10 per annum.

An appeal has been lodge in relation to this which is waiting assessment.

PLANNING / USE CLASS

We understand the premises benefit from Class 1a planning consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997 (as amended).



RENT

We are inviting offers over £15,000 per annum (exclusive of VAT).

LEASE TERMS

The property is available to lease on new Full Repairing and Insuring (FRI) terms, for a period to be agreed.

EPC

Available on request.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred in any transaction with the incoming Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred. Vat may be charged at the prevailing rate.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

To arrange a viewing please contact:



CORANN HENDERSON

Surveyor

corann.henderson@g-s.co.uk

07776 844 275



MURDO MCANDREW

Director

murdo.mcandrew@g-s.co.uk

07799 159 665

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.