TO LET / MAY SELL
CLASS 1A

GRAHAM SIBBALD



40 Howe Street, Edinburgh, EH3 6TH

- Prominent and rarely available Class 1a unit on busy thoroughfare
- Well located in Edinburgh's New town
- Suitable for a variety of uses
- NIA: 58.15 Sqm (626 Sqft)
- Rent: Offers over £20,000 per annum
- Price: Offers over £250,000

LOCATION

The subjects occupy a prominent position on a main arterial route approximately one mile north of Edinburgh City Centre, within a well-established and popular mixed-use area comprising both residential and commercial uses. Nearby commercial occupiers are predominantly independent or regional in scale and include Future Property Auctions, Sainsbury's Local supermarket and a mix of other local operators.

The location benefits from strong levels of passing pedestrian and vehicular traffic and is well served by public transport, including several Edinburgh bus routes. On-street pay-and-display and permit parking is available along Howe Street and the surrounding road network. In addition, the subjects are within walking distance of the Edinburgh Tram service at York Place, providing enhanced connectivity to the wider city.

The location map highlighting the approximate location is shown below



DESCRIPTION

The subjects comprise a ground floor office/retail premises as part of a larger 4 storey and basement traditional stone-built tenement block, surmounted by a pitched and slate roof.

The subjects benefit from a prominent frontage with two full height display windows, with access taken through a centrally located recessed entrance door.

Internally the space provides an open plan space to the front, which had been utilised as an office and a further office to the rear, with w/c and tea preparation area situated within the middle of the unit.

The subjects therefore lends itself well to either continued use as an office or another class 1A use.





ACCOMMODATION

We have measured the property in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis and found it to be in the order of:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	58.15	626

EPC

A copy of the EPC can be given upon request.

RENT

The subjects are available on new Full Repairing and insuring terms for £20,000 per annum.

PRICE

Offers over £250,000 will be considered for our client's heritable interest within the property.

RATEABLE VALUE

According to the Scottish Assessors Association website we note the property has a rateable value of £18,000.

LEGAL COSTS + VAT

Each party shall be liable for their own legal costs within this transaction. The purchaser/tenant shall be liable for any LBTT and registration dues. All prices quoted exclusive of VAT.

To arrange a viewing please contact:



ROSS CHINNERY
Director
ross.chinnery@g-s.co.uk
07584 061 146



CORANN HENDERSON
Surveyor
corann.henderson@g-s.co.uk
07776 844 275

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: November 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.