

EDINBURGH

51 CALTON ROAD EH8 8FJ

LEWIS-SUTTON.COM



- **Central location near Waverley Station, New Street and Holyrood**
- **1,083 sq ft available either subdivided or in open plan specification**
- **Suitable for a variety of uses subject to consent**

Location

Calton Road is located at the east end of Edinburgh City Centre in the Old Town and forms a key route from St James Centre/ Leith Street at the very top of Leith Walk through the north side to the Old Town to Holyrood. Sitting on Calton Road within a mixed-use area of residential, PBSA and commercial premises and with walking distance of New Waverley and the Royal Mile the premises benefit from first class transport links being less than 5 minutes walk from Waverley Station and tram links on Greenside Place. Car parking is well-

catered for at St James Quarter, Omni Greenside Place and Edinburgh Waverley New Street.

The premises are situated close to retail, leisure and restaurant facilities, including Edinburgh's St James Quarter with nearby occupiers including Loudons, Mackay's on the Mile, The Edinburgh Gin Distillery as well as the former Brewdog Hotel and Adagio Aparthotel. Office users include the HMRC Regional Office and The City of Edinburgh Council with strong student footfall being driven a number of residences in the area as well as the adjacent new 276 bed Vita Student PBSA.

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Accommodation

The unit benefits from an extensive frontage with good natural light and being arranged solely over ground floor and comprises the following net internal area:

Ground Floor: 1,083 sq ft / 100.7 sqm

The premises are currently sub-divided but can be opened-up by the landlord to provide fully open plan accommodation should that be required.

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Terms upon application.

Rates

Rateable Value: £19,600

Rates Payable: £9,427.60 (FY 2026/2027)
Interested party should satisfy themselves as to the business rates liability with Edinburgh City Council.

Planning

The premises benefit from having Class 4 Business Use. Consideration would also be given to retail use subject to consent.

EPC

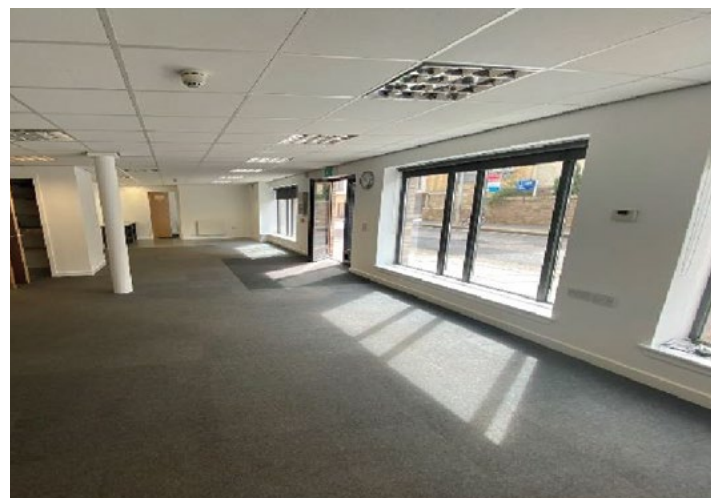
An EPC report is available on request.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



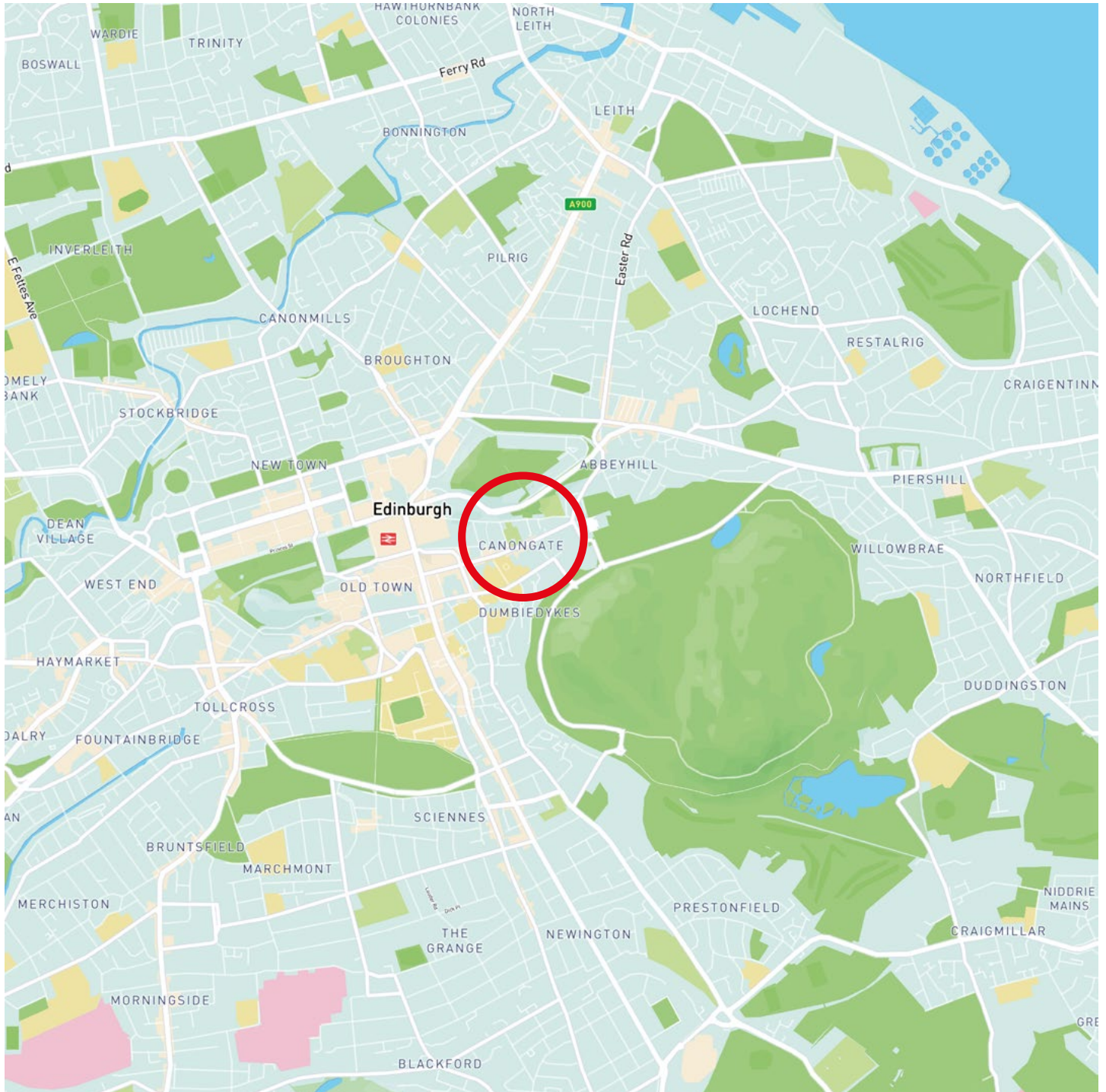


Viewing & Further Information

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