TO LET

City Centre Office / Retail / Gallery / Studio Premises

51 Calton Road

Edinburgh EH8 8FJ

LEWIS SUTTON

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- **Central location near Waverley Station, New Street and Holyrood**
- **1,083 sq ft (100.7 sq m) on the ground floor**
- **Available subdivided or open plan**
- **Extensive frontage with good natural light**
- **Class 4 Business and Class 1A Retail consent**
- **Rent upon application**

Location

Calton Road lies at the east end of Edinburgh city centre in the Old Town, forming a key route from St James Quarter and Leith Street, at the head of Leith Walk, through to Holyrood.

The property sits within a mixed-use area of residential, PBSA and commercial premises, within walking distance of New Waverley and the Royal Mile. Waverley Station is less than five minutes' walk away, with tram links on Greenside Place, and car parking is available at St James Quarter, Omni Greenside Place and Edinburgh Waverley New Street.

Nearby occupiers include Loudons, Mackays on the Mile, The Edinburgh Gin Distillery and the Adagio Aparthotel, with HMRC's regional office and The City of Edinburgh Council close by. Strong student footfall is driven by several residences in the area, including the adjacent 276-bed Vita Student development.

RICS

Lewis Sutton Property Consultants
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Description

The unit occupies the ground floor of a modern mixed-use building on the north side of Calton Road. It benefits from an extensive glazed frontage providing good natural light, with suspended ceilings, recessed lighting and carpeted floors throughout.

Accommodation

The premises are arranged solely over the ground floor and are currently subdivided, but can be opened up by the landlord to provide fully open plan accommodation should that be required.

Floor	Accommodation	sq ft	sq m
Ground	Office / Retail accommodation	**1,083**	**100.7**

Areas are approximate net internal areas.

Lease Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Rateable Value

The property is entered in the Valuation Roll at a Rateable Value of £19,600, giving rates payable of £9,427.60 for 2026/27. Interested parties should satisfy themselves as to the rates liability with The City of Edinburgh Council.

Planning

The premises benefit from Class 4 Business consent and also Class 1A Retail consent.

Energy Performance Certificate

Available on request.

Legal Costs

Each party will bear its own legal and professional costs, with the ingoing tenant responsible for any LBTT, registration dues and VAT thereon.





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Anti-Money Laundering Regulations

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents, which will be requested at the relevant time.

Viewing & Further Information

Strictly by appointment. Please contact Jonathan Sutton at Lewis Sutton.

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