

TO LET

CLASS 1A PREMISES

Located in the vibrant Portobello
district of Edinburgh

Offers over £20,000 per annum

Very high levels of pedestrian and
vehicular passing traffic

Premises extend to 62.14 sqm (668
sqft)

Extremely well-appointed unit in
excellent condition

Versatile space suitable for a variety of
uses



VIRTUAL TOUR



121 PORTOBELLO HIGH STREET, EDINBURGH, EH15 1AF

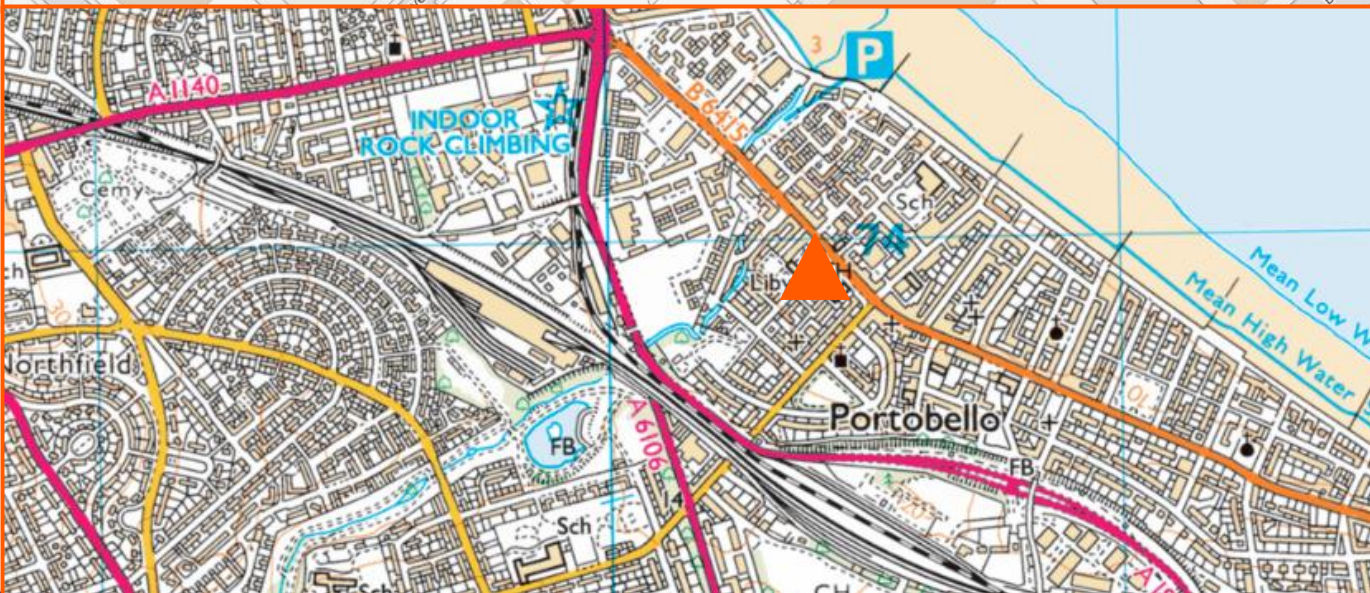
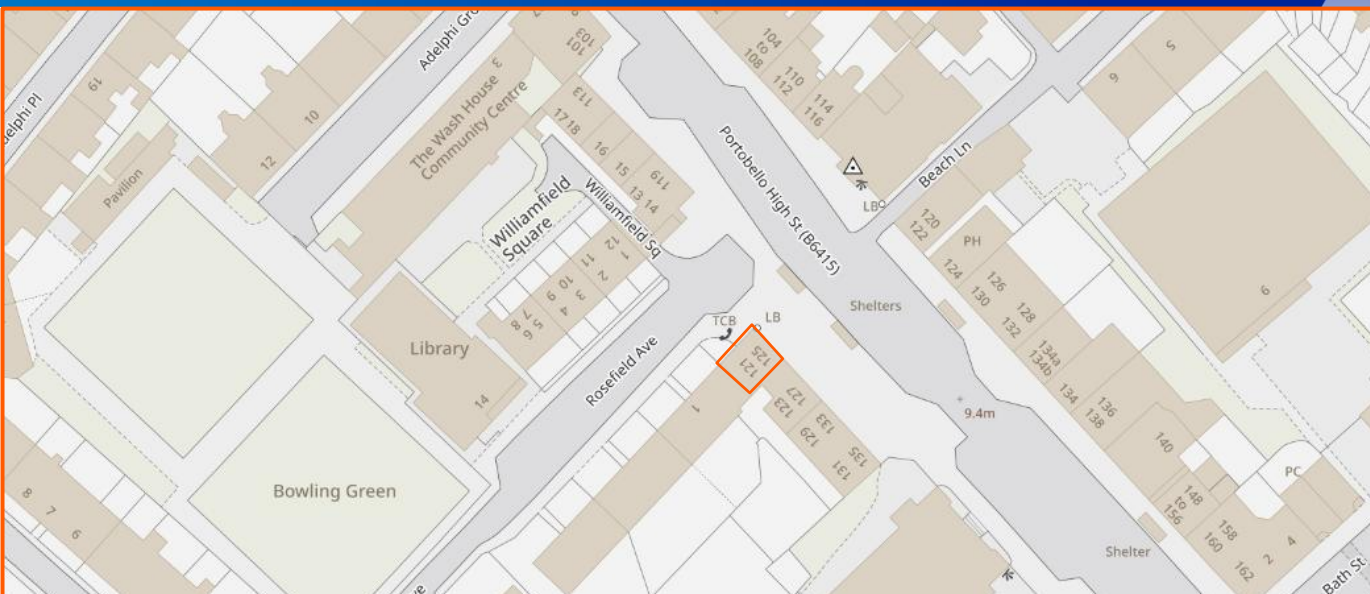
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Location

121 PORTOBELLO HIGH STREET, EDINBURGH, EH15 1AF



Highly sought-after leasehold opportunity in a popular neighbourhood



WHAT 3 WORDS

Location

The property is prominently situated on Portobello High Street, approximately 3.5 miles east of Edinburgh city centre, within the popular and vibrant Portobello district. The area is well established and attracts a strong mix of young families & young professionals.

The subjects occupy a highly prominent corner position on the south-west side of Portobello High Street, at its junction with Rosefield Avenue, providing excellent visibility and frontage.

Portobello High Street forms a busy arterial route connecting Edinburgh with East Lothian via the A199, generating strong levels of passing vehicular and pedestrian traffic. The location also benefits from excellent public transport connectivity, with multiple bus stops situated nearby providing convenient access to Edinburgh city centre and surrounding areas. Portobello is a well-regarded and sought-after commercial location, benefiting from a diverse mix of established national and independent occupiers. Nearby businesses include Sainsbury's Local, Greggs, Nixos Greek Street Food and Dougal's Pub, contributing to the strong level of footfall and activity within the immediate area.

The property therefore offers an attractive opportunity for occupiers seeking a prominent and highly accessible position within one of Edinburgh's established suburban neighbourhoods.



Description

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Description

The subjects comprise a well-presented Class 1A premises arranged over the ground floor of a traditional three-storey stone-built corner block. The property benefits from a prominent glazed corner frontage, allowing for an abundance of natural light to flood the accommodation while providing excellent branding and display opportunities.

Internally, the accommodation comprises a bright and welcoming front retail space with three well proportioned treatment rooms. Additionally, the property benefits from a modern tea preparation area and WC compartment to the rear of the property.

The property offers a flexible and adaptable layout, making it suitable for a variety of uses including retail, professional services and café. As existing, the property offers a turnkey opportunity for similar occupiers.

Accommodation

Description	m ²	ft ²
Ground Floor	62.14	668
Total	62.14	668

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).



Floor Plans

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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 £20,000 per annum.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £14,200 which may result in a rates payable of £3,756.61, subject to tenant circumstances.

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 VAT elected.

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



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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