VAT FREE INVESTMENT FOR SALE

CLASS 1A PREMISES

- Located within the heart of Edinburgh's Leith district
- Offers over £125,000
- Attractive Net Initial Yield of 6.93%
- Passing rent of £8,476 per annum
- Premises extend to 60.37 sqm (650 sqft)
- Benefits from high levels of footfall and vehicular passing traffic
- Suitable for a variety of occupiers subject to the necessary planning consents

Virtual Tour



10 GREAT JUNCTION STREET, EDINBURGH, EH6 5LA

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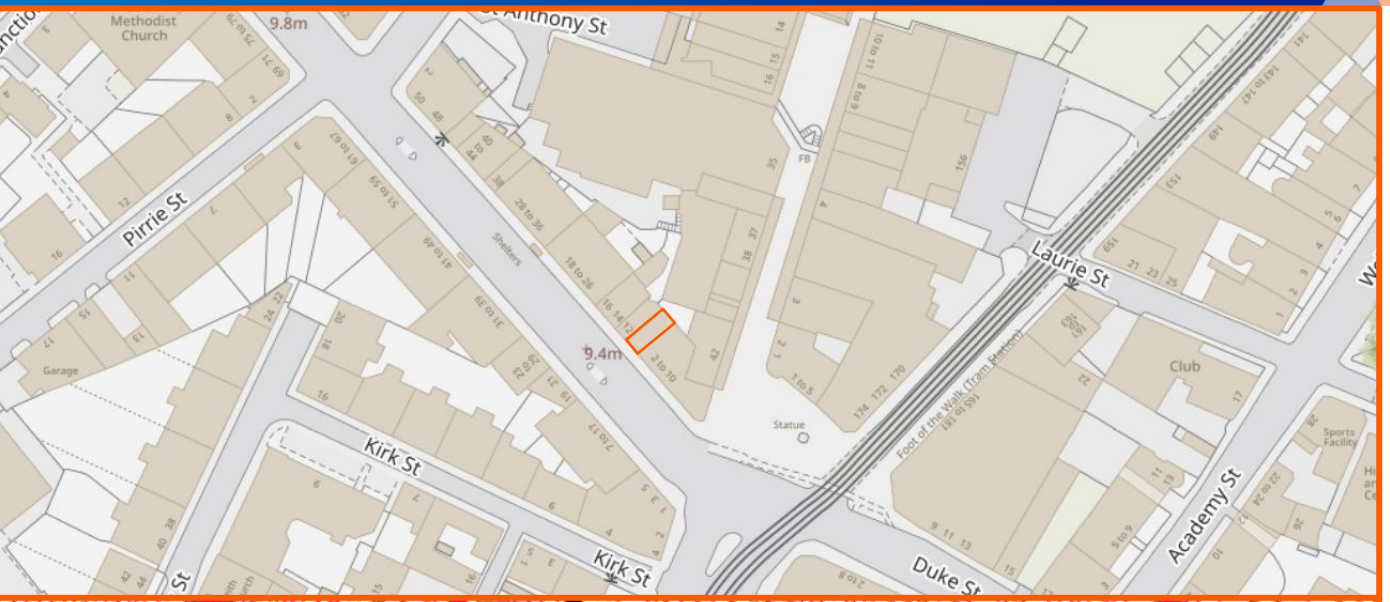
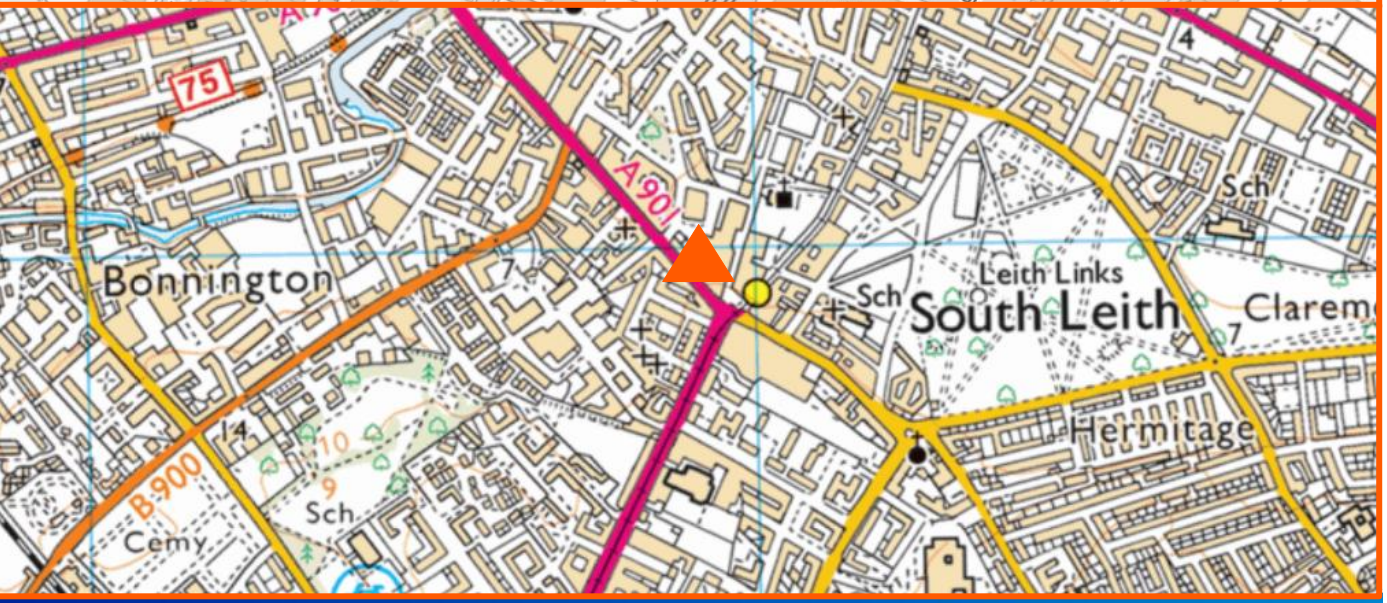
Location





Rarely available Investment Opportunity

What 3 Words

Location

The subject is located on Great Junction Street, within the Leith district of Edinburgh, approximately 1.0 miles northeast of the city centre. The area is well established and attracts a strong mix of families, young professionals and students.

The subjects occupy a prominent position on the northeast side of Great Junction Street, near the junction with Duke Street and Leith Walk, contributing to strong levels of vehicular and pedestrian passing traffic withing the area.

The location benefits from excellent public transport connectivity, with multiple bus stops situated nearby providing convenient access to Edinburgh city centre and surrounding areas. Additionally, the newly extended Edinburgh Tram line provides direct access from Newhaven to Edinburgh Airport.

Great Junction Street is a well-regarded and sought-after commercial location, benefitting from a diverse mix of established national and independent occupiers. Neighbouring commercial occupiers include Bayne's Bakers, Boots Pharmacy, British Heart Foundation and Subway.

Description









Description

The subjects comprise a Class 1A premises arranged over the ground floor of a four storey traditional stone built tenement block. The property benefits from a large glazed frontage which allows for good levels of natural light to flow throughout the premises and provides excellent branding and display opportunities.

Internally, the ground floor accommodation comprises a bright and welcoming open plan retail space, suitable for a wide range of retail operators. To the basement, the property benefits from generous storage space and a staff WC compartment for convenience.

The property offers a flexible and adaptable layout, making it suitable for a variety of uses subject to the necessary planning and consents.

Accommodation

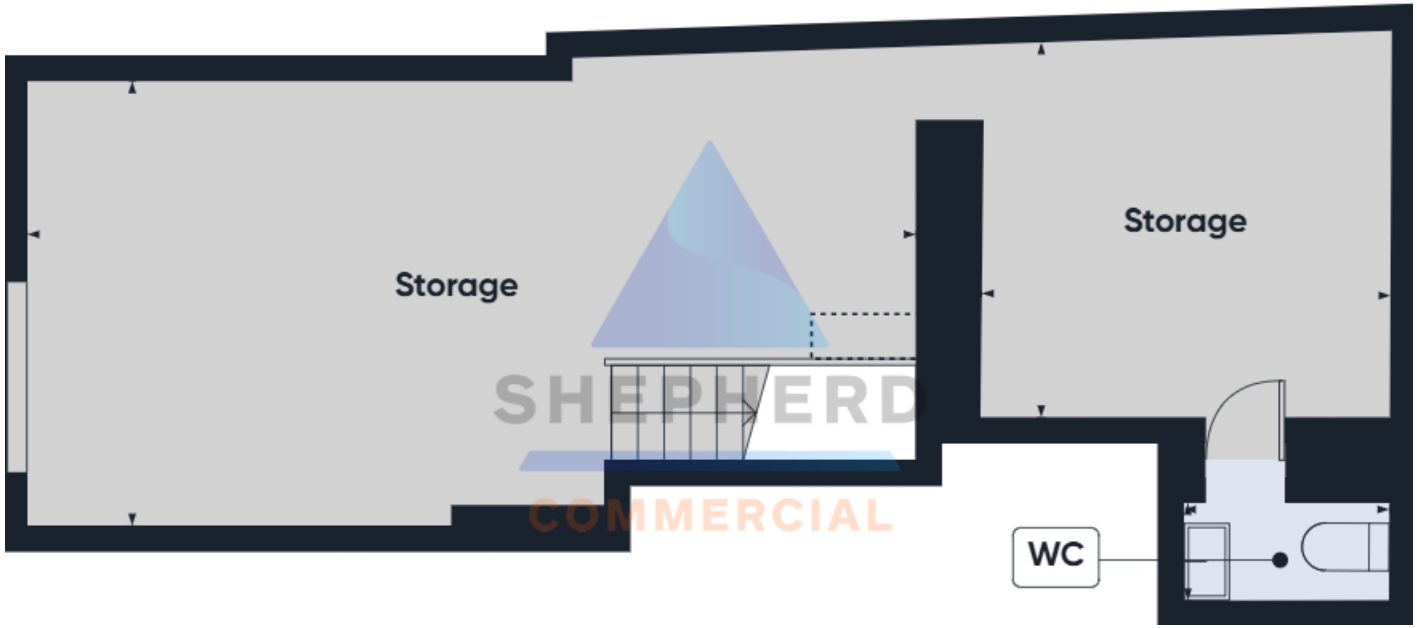
Description	m^2	ft^2
Ground Floor	25.06	270
Basement	35.31	380
TOTAL	**60.37**	**650**

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



Ground Floor



Basement

The Detail

Price

Offers over £125,000 are invited for the freehold interest, which results in an NIY of 6.93% assuming purchaser's costs of 2.13%.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,400 which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

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 elected for VAT.

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.

FRI LEASE	
Tenant	Private Individual.
Rent per annum	£8,476 per annum.
Rent review	3 yearly open market, upwards only reviews, with next review in January 2030.
Lease expiry	January 2034.
Tenant break option	None remaining .

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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **October 2026**

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