TO LET

RARELY AVAILABLE CLASS 1A PREMISES

- Located in the heart of Edinburgh's Stockbridge district
- Offers over £30,000 per annum
- Situated in a bustling mixed-use neighbourhood
- Premises extend to 67.25 sqm (724 sqft)
- Extremely high levels of pedestrian and vehicular passing traffic
- Suitable for a variety of occupiers subject to the necessary planning consents

VIRTUAL TOUR

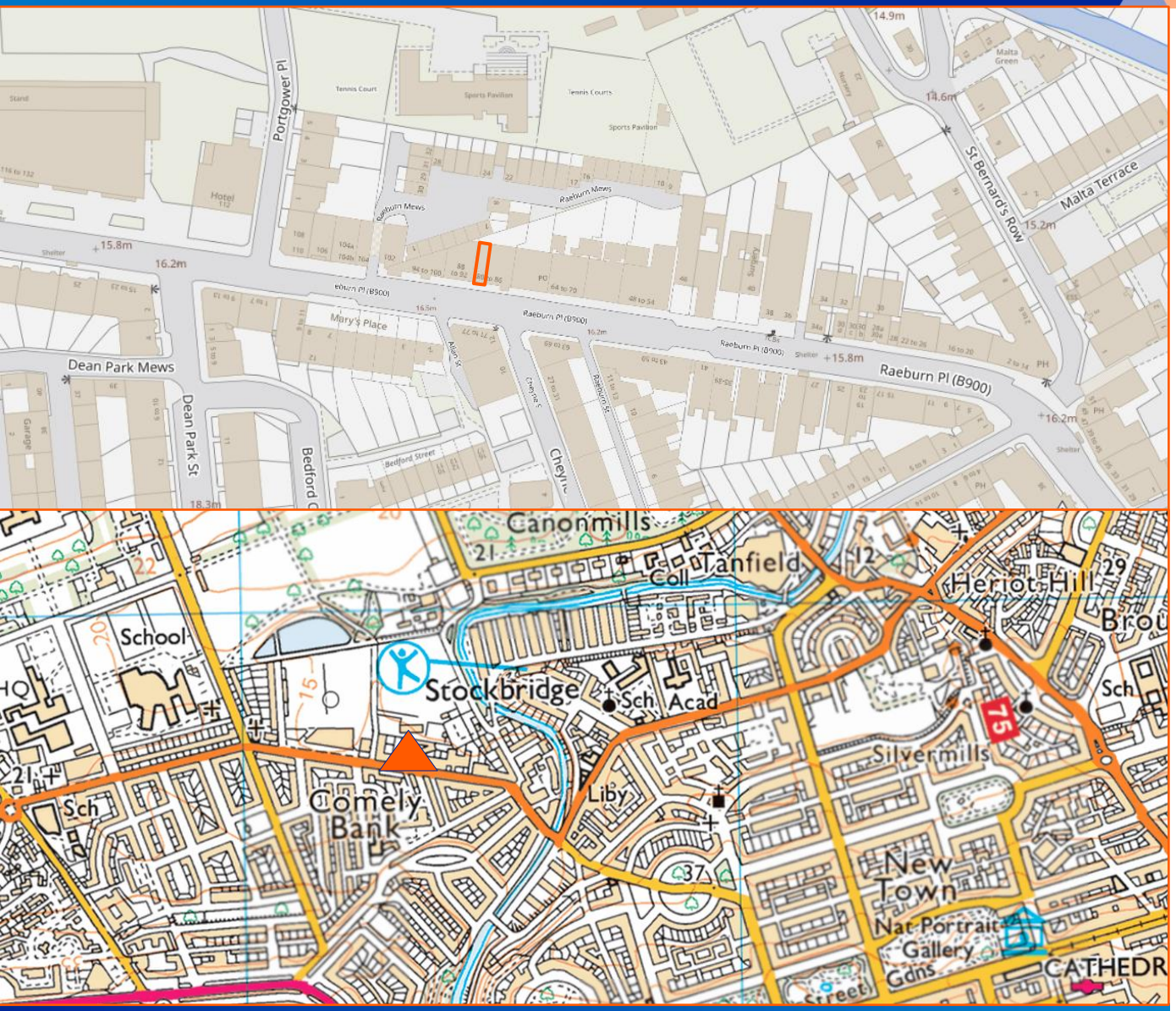


86 RAEBURN PLACE, EDINBURGH, EH4 1HH

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Location



Rarely available leasehold opportunity within highly sought-after neighbourhood

WHAT 3 WORDS

Location

Situated in the highly sought-after Stockbridge district of Edinburgh, the subjects occupy a prominent position on the north side of Raeburn Place, one of the area's principal retail thoroughfares, linking Comely Bank Road to the north with Deanhaugh Street to the south.

Stockbridge is renowned for its vibrant village atmosphere, distinctive independent retailers, artisan cafés and established national brands, alongside a thriving creative community. The property benefits from an excellent range of nearby retail, restaurant, café and professional service operators, including Costa Coffee, Civerinos, Marks & Spencer Food, The Raeburn and Twelve Triangles.

One of Edinburgh's most desirable residential neighbourhoods, Stockbridge attracts a strong demographic of families, young professionals & students, creating an attractive customer base for commercial occupiers. The area enjoys excellent connectivity, with numerous Lothian Bus services providing convenient access to the city centre and surrounding districts.

Combining a prominent trading position, strong local amenities and an established residential catchment, the subjects represent an excellent opportunity to secure a presence on one of Edinburgh's most popular and sought-after retail parades.

Description









Description

The subjects comprise an attractive Class 1A commercial premises arranged over the ground floor of a traditional four-storey stone-built tenement. The property benefits from a large glazed frontage, providing excellent natural light throughout the premises while offering prominent branding and display opportunities.

Internally, the accommodation comprises a bright and spacious open-plan retail sales area, currently configured as a café. To the rear, there is a generous preparation area, together with a WC compartment suitable for staff and customer use. The premises further benefit from a mezzanine level, providing valuable additional storage space.

The flexible nature of the accommodation offers potential for a variety of commercial uses, including retail, professional services, office and café, subject to obtaining any necessary consents.

Accommodation

Description	m^2	ft^2
Ground Floor	56.71	610
Mezzanine	10.54	113
TOTAL	**67.25**	**724**

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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The Detail

86 RAEBURN PLACE, EDINBURGH, EH4 1HJ

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 £30,000 per annum.

Rateable Value

As of April 2026 the subjects are entered in the current Valuation Roll at a rateable value of £21,500, resulting in a rates payable of up to £10,341.50 subject to tenant's 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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