FOR SALE

OFFICE / DEVELOPMENT OPPORTUNITY

Immaculacy presented self-contained first floor office with outstanding views onto the Water of Leith

Offers Over £225,000

Located in the heart of Leith, Edinburgh

Combination of open plan office space, meeting room and board room

Premises extends to 133 SQM / 1,4333 SQFT

Opportunity for residential development or separation to form two offices

WHAT 3 WORDS

81 SHORE, EDINBURGH, EH6 6RG

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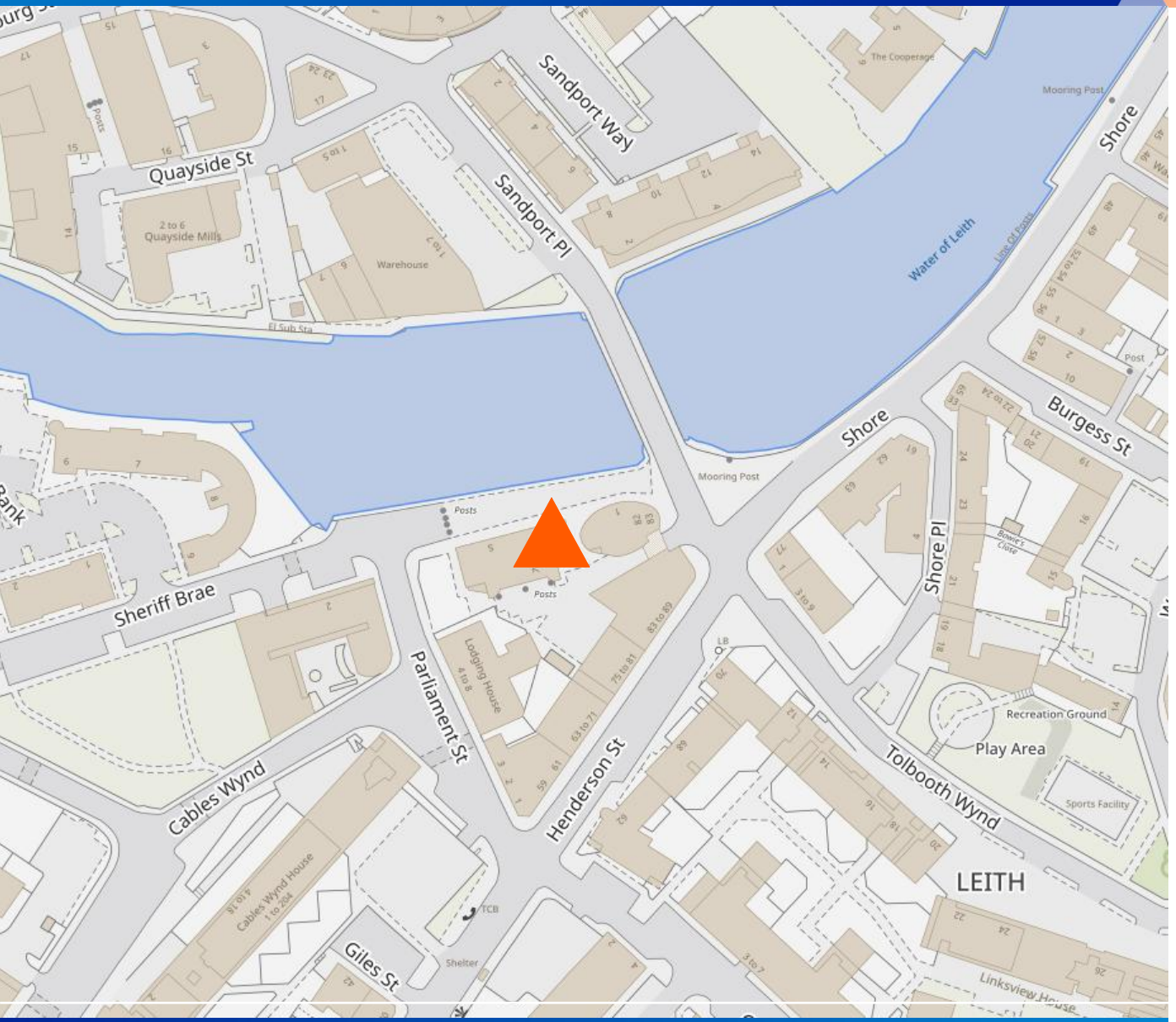
SHEPHERD COMMERCIAL

Location



Location

81 Shore enjoys a prominent position in Edinburgh's vibrant Leith Shore district, easily accessed via Parliament Street and Coalhill.

This sought-after area is a dynamic hub for both residential and commercial activity, offering excellent connectivity to the city centre and beyond. With the recently extended Newhaven tram link, travel to Edinburgh City Centre and Edinburgh Airport is seamless and efficient.

On-street parking is readily available, adding to the convenience for staff and visitors alike. Surrounded by a wide range of local amenities, 81 Shore offers a wealth of café, dining & leisure choices within walking distance. Nearby occupiers include Aldi Supermarket, Mimi's Bakehouse, Innis & Gunn Bar, Pizza Geeks, and Ocean Terminal Shopping Centre.

Rare Freehold Opportunity within Leith, Edinburgh

Description

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This impressive property forms part of a contemporary mixed-use development, combining both office and residential accommodation. Accessed via a dedicated, self-contained stairwell, the first-floor office suite offers secure and private entry.

Internally, the space has been recently refurbished to a high standard and features a spacious open-plan layout with stunning views over The Water of Leith. Complementing the main workspace are a board room/ directors' office, a well-appointed meeting room and a tea preparation area.

Additional benefits include generous storage areas, separate male and female restrooms, and high-quality finishes throughout.

Given the property's configuration, it offers the ability to be separated into two offices or residential conversion, making this a compelling prospect for developers and occupiers alike.

FLOOR PLAN

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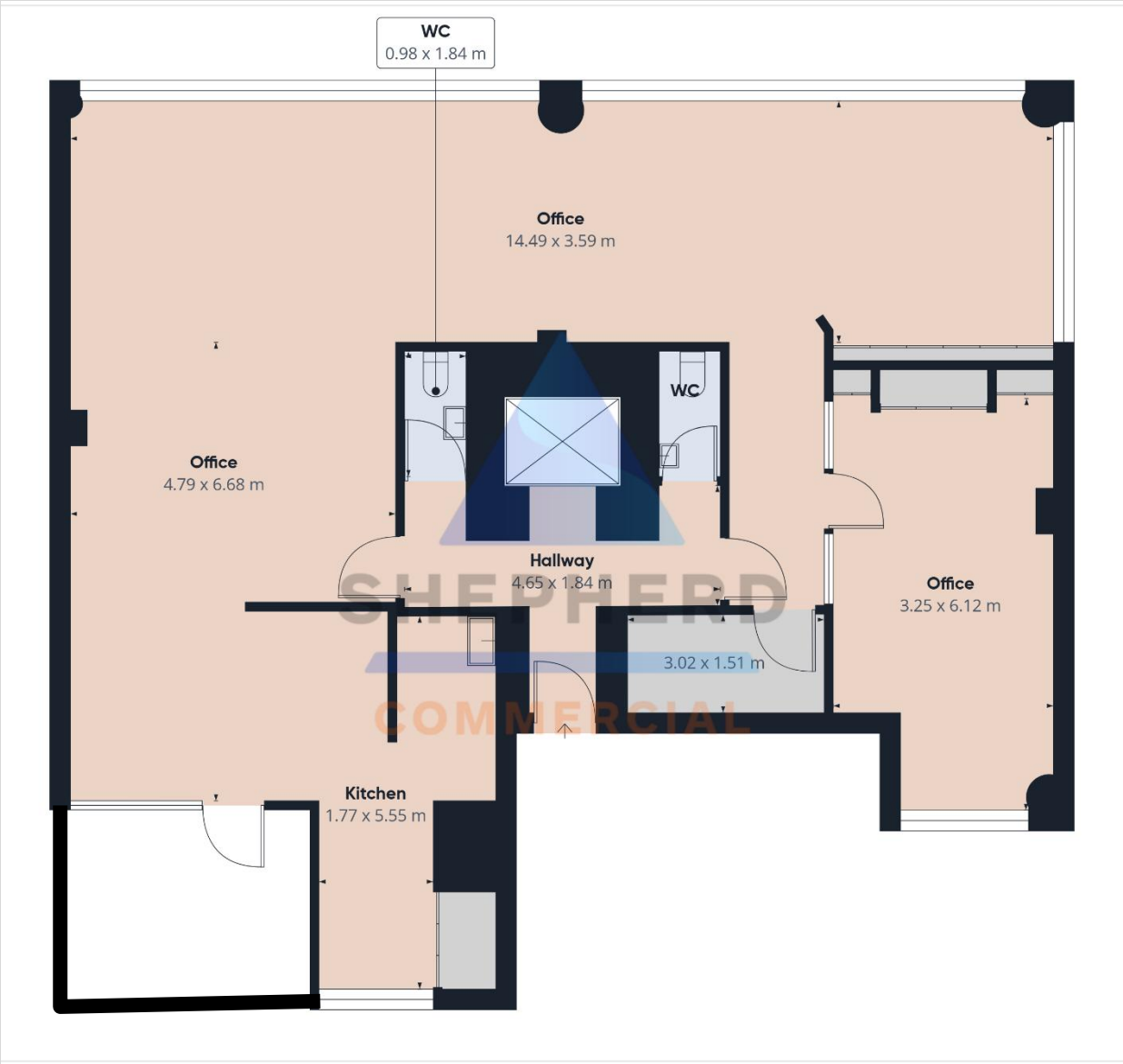

Accommodation

	m²	ft²
FIRST FLOOR	133	1,433
TOTAL	133	1,433

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).

Virtual Tour

https://tour.giraffe360.com/c07b37eee58744839d04f9a76a732e0d/

The Detail

Price

Offers over £225,000 are being invited for the freehold interest.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £19,900 of which approximately £9,524.04 is payable subject to tenant circumstance.

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 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.

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. June 2025

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