TO LET
RETAIL UNIT

GRAHAM SIBBALD

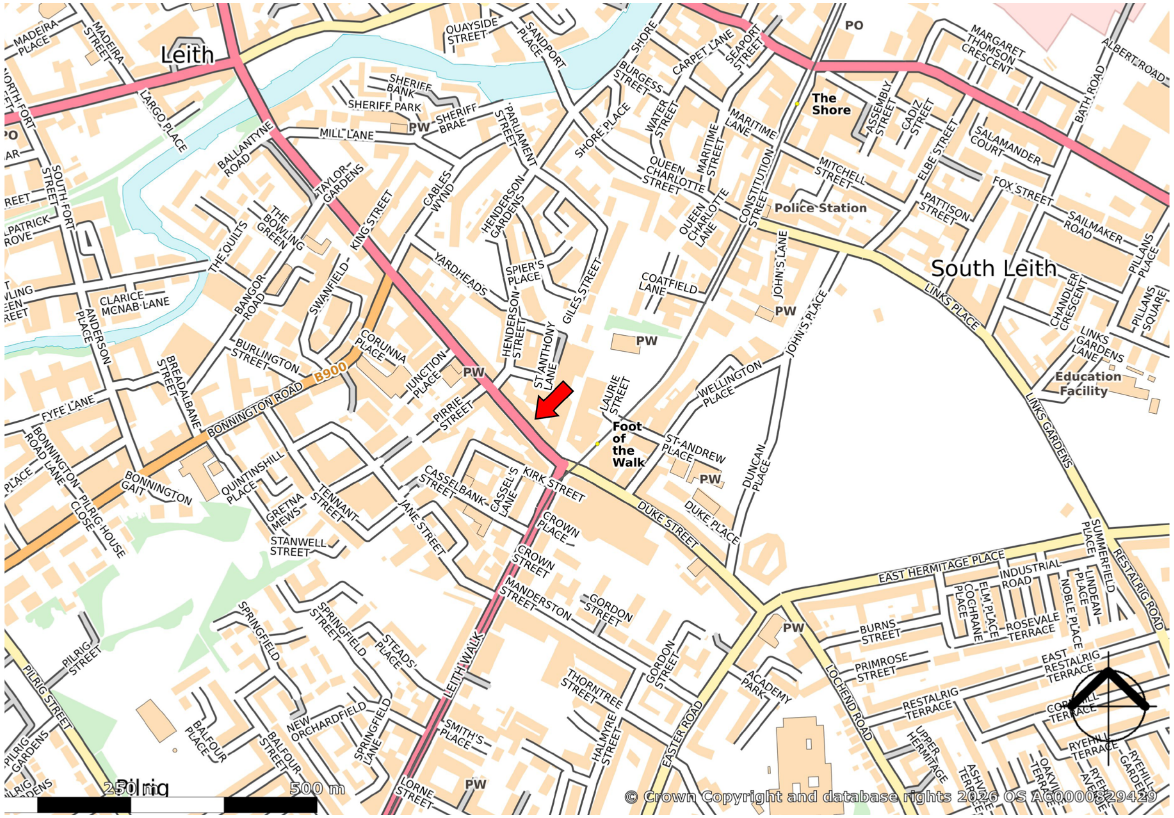
28 Great Junction Street, Edinburgh EH6 5LA

- Ground floor & basement retail unit extending 83.43 sqm (898 sq.ft.)
- Suitable for a variety of uses (Class 1a)
- Located on Great Junction Street, benefitting on a high level of footfall
- Offers over £15,000 per annum invited (exclusive of VAT)

LOCATION

The subjects lie on Great Junction Street, situated to the west of Leith Walk, approximately 2 miles from Edinburgh city centre. The surrounding area is characterised by a vibrant mix of residential tenements, new build student developments and an established leisure and hospitality offering, creating strong levels of daytime and evening footfall.

Great Junction Street forms a key route linking Ferry Road, Duke Street and Leith Walk, and benefits from excellent connectivity to the wider city. The location is well served by numerous bus routes and in close proximity to Edinburgh's tram network. Nearby occupiers include nationals such as; Baynes, Timpson's, Coral and British Heart Foundation. With local independent occupiers including; The Leith Bottle Shop, Razzo, Anderson Butchers and George Bowman.



DESCRIPTION

The premises comprises a retail unit arranged over the ground and basement floors of a four storey stone built tenement building, held under a pitched and slated roof. The unit benefits from a prominent main glazed frontage, providing strong visibility and presence onto Great Junction Street.

Internally the accommodation provides a well presented open plan retail space on the ground floor, stairs at the rear lead to the basement which provides storage, W.C. and kitchenette / staff room.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Ground	42.55	458
Basement	40.88	440
Total	**83.43**	**898**

RATEABLE VALUE

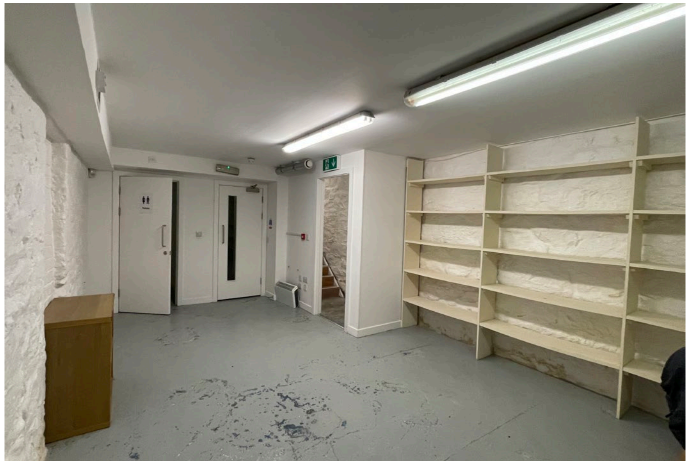
According to the Scottish Assessors Association Website, we note that the subjects have a rateable value effective from April 2026 of £10,700 per annum. Therefore any tenant should qualify for a 100% small business relief.

RENT

Offers over £15,000 per annum are invited (exclusive of VAT).

LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring (FRI) lease for a negotiable period of time.



PLANNING

The premises benefits from Class 1a (Retail) planning consent under The Town and Country Planning use classes) Order 1997 (as amended).

EPC

Available upon request.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction. Please note there is no VAT payable in relation to this property.

To arrange a viewing please contact:

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