

To Let

Retail Premises

28 Great Junction Street, Edinburgh EH6 5LA

Location

Great Junction Street is located at the north end of Leith Walk, approximately 2 miles from Edinburgh city centre.

The street connects Leith Walk to Ocean Terminal and Ferry Road.

The premises are situated on the north side of Great Junction Street in the block bounded by Henderson Street to the West and Constitution Street to the east. This is at the foot of Leith Walk and close to the new tram stop. The new £200 million tramline has been extended to Newhaven, connecting Leith and the Shore to the City Centre.

Nearby occupiers include Bayne's, Tam O'Shanter, Coral, The Leith Bottle Shop, Greggs and Timpsons.

Description

The premises comprises a lock up retail unit arranged over the ground and basement floors of a substantial four storey stone built tenement building under a pitched and slated roof.

Internally the premises consist of retail space on the ground floor, stairs at the rear lead to the basement which provides storage, W.C. and kitchen/staff room.

Accommodation

The main dimensions and Net Internal Areas (NIA) are as follows:

Gross frontage	14 sq ft	4.32 sq m
Net frontage	11 sq ft	3.63 sq m
Ground floor	455 sq ft	43.28 sq m
Basement	434 sq ft	40.38 sq m

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£8,900
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.498

Planning

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



Rent

Offers of £13,500 per annum exclusive are invited.

Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for negotiable period of time, subject to upwards only rent reviews.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

Subject to vacant possession.

EPC

EPC Rating = F
A copy of the EPC and Recommendation Report can be provided on request.

Viewing

Strictly by appointment through the sole letting agent:

Jamie Simpson
jamie@culverwell.co.uk
07468 765052

James Godfrey
james@culverwell.co.uk



April 2025

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

Culverwell for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 and are advised to do so; (iii) no person in the employment of Culverwell has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.