



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

99 Leith Walk, Leith, Edinburgh, EH6 8NP

- ✓ Characterful double-fronted corner unit within iconic railway arches on Leith Walk tram corridor
- ✓ May suit café, bakery, takeaway, deli, boutique, studio compliant with Class 1A
 - ✓ Located towards the foot of Leith Walk
 - ✓ Benefits from a prominent return frontage
 - ✓ Close proximity to Constitution Street tram stop

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

LOCATION

Leith Walk is a principal commercial thoroughfare in Edinburgh city centre situated approximately 1.5 miles north of Princes Street.

The subjects are situated towards the foot of Leith Walk occupying a prominent corner position with a main frontage onto Leith Walk and a return frontage to Manderson Street.

The nearest tram stop is Constitution Street whilst metered parking is available on Leith Walk and surrounding streets.

Neighbouring occupiers include KVASA Bakery, Leith Makers, Mother Superior public house, and Café Praline.

DESCRIPTION

The property comprises a characterful corner unit arranged over the ground and mezzanine floors of a single storey stone building. It forms part of a series of repurposed railway arches set beneath the historic Caledonian Railway line.

The property is of solid stone construction under a pitched and slated roof. The property benefits from a double frontage with roller shutters and two recessed entry doors.

Internally, the ground floor space benefits from 4 large window openings, timber flooring and the walls are a mixture of exposed brick and plaster. There are two open fireplaces with a further fireplace at mezzanine level.

WC facilities and plumbing for a kitchen area are contained adjacent to a timber staircase leading to the mezzanine. This provides a small office and storage space with timber framed skylight windows.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

93.91 sq. m (1,011 sq. ft.).

RENT

Our client is seeking rental offers over £15,000 per annum.

TERMS

The premises are made available on the basis of a new full repairing and insuring lease for a period to be agreed.

TOWN PLANNING

The subject is compliant with use class Class 1A (shops and financial, professional and other services) but alternative uses may be considered subject to securing the necessary planning consent.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are listed as a Shop with a Rateable Value of £11,600 but a proposed value of £13,400 effective 1st April 2026. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is G. As part of a new lease, the landlord will consider energy efficiency improvements.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420

bernadetta.majewska@alliedsurveyorsscotland.com

