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SCOTLAND**

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FOR SALE/TO LET

33 Sandport Street, Leith, Edinburgh, EH6 6EP

- ✔ Office/retail premises situated close to The Shore
- ✔ Benefits from access to a single car parking space
- ✔ Basement is extensive and usable for storage
 - ✔ Qualifies for 100% rates relief
- ✔ Approximately 166.85 sq m (1,796 sq ft)

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



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LOCATION

Sandport Street is located in the Leith area of Edinburgh approximately 3 miles north-east of Edinburgh city centre.

More specifically Sandport Street is located on the south side of Commercial Street, a principal route running through Leith, with its entrance being directly opposite Custom House.

The street is mixed use residential and commercial with surrounding occupiers including Aldi, Pizza Geeks and a delicatessen.

The Shore tram stop is a 10-minute walk whilst there are other public transport connections widely available. There is access to a single car parking space to the rear of the property but, otherwise, it is a mixture of permit and meter in the local area.

DESCRIPTION

The subjects comprise a mid-terrace office/retail premises arranged over ground floor and basement of a four-storey tenement. We understand the upper floors are in residential use.

The office was converted in around 2010 from a butcher shop to an office and therefore could lend itself to a range of Class 1A uses. It benefits from a double-glazed window frontage, hardwood flooring throughout and has great natural light to the rear of the unit provided by skylights. Data is provided by wall mounted trunking.

There is a shower and WC off the midsection with a small tea prep to the rear alongside a disabled WC. There are doors leading to a courtyard at the rear where we understand there is access to a single car space.

The basement is extensive and has been tanked so is usable space for storage.

ACCOMMODATION

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

166.85 sq m (1,796 sq ft)

VIEWING AND FURTHER INFORMATION

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

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PRICE

Our client is seeking offers over £200,000 for the heritable interest.

Alternatively, our client will consider leasehold offers over £16,000 per annum.

TERMS

Heritable (equivalent to English freehold).

UTILITIES

The property is served by electricity, gas and water connections.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £9,900 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

LEGAL COSTS

Each party meets their own legal costs with the ingoing tenant liable for any LBTT, registration dues and VAT 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.



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