



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

For Sale
£150,000 Offers Over

5 Piershill Place, Edinburgh EH8 7EH

Class 10

T: 0131 290 2350 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imedjk

Location

5 Piershill Place is a commercial unit which has been previously used as a church/chapel building in the Piershill area of Edinburgh, offered for sale with vacant possession as a straightforward commercial purchase. The property is expected to appeal to owner-occupiers, investors and developers seeking a character building with alternative-use potential, subject to all necessary consents. The location sits to the east of Edinburgh city centre with convenient access to Meadowbank, Portobello Road and the A1 corridor.

Key Selling Points

- Straightforward commercial purchase with vacant possession.
- Attractive opportunity for a range of occupiers, investors or developers.
- Characterful former chapel premises with scope for repurposing.
- Existing planning application for change of use and conversion to a two-bedroom flat.
- Well placed within an established residential area to the east of the city centre.

Planning Context

Public planning records indicate a current application for *change of use of the existing church (Victory House Chapel) and conversion to create a two-bedroom flat* under reference 26/01917/FUL, together with a related listed building consent application under reference 26/01951/LBC for mainly internal alterations plus limited external works to the rear elevation. Both applications were recorded as awaiting assessment when last publicly referenced. Interested parties should make their own enquiries with the City of Edinburgh Council and review all planning documentation before relying on the proposal.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area over ground and basement floors:

Total 85 sq. m (915 sq. ft)

Sale Price

The Sought Price is offers over **£150,000.**

EPC

Available upon request

Utilities

The property is served by mains Gas, Electricity and Water

Sale Price

The property is offered for sale on a heritable interest basis with vacant possession, subject to contract. The Sought Price is offers over **£150,000.** Each party to be responsible for their own legal costs. Any transaction will be subject to the usual anti-money laundering and identity checks.

Two-bedroom flats typically range from **£185,000 to £290,000** Depending on the exact location, condition, and type of building. For an experienced developer or builder with resources a decent margin should be achievable if done to a good standard.

Rateable Value

According to the Scottish Assessors website (www.saa.gov.uk) the subjects have a Rateable Value of £6,200. The uniform business rate for the current year is £0.49 pence in the pound (as of April 2026).

Entry

Upon completion of a formal missive under Scots Law.

Important Notice

These particulars are intended as a general guide only and do not form part of any offer or contract. All statements, dimensions, planning references and development potential should be independently verified by prospective purchasers. Any future use or redevelopment is strictly subject to obtaining all necessary planning, listed building and other statutory consents. .

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, 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 term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.