

FOR SALE

CLASS 1A PREMISES

Located in Edinburgh's Leith district

Offers over £175,000 (excluding VAT)

Situated 2 miles North of Edinburgh's City Centre

Benefits from high levels of footfall and vehicular passing traffic

Premises extend to 66.98 sqm (721 sqft)

Located on the ground floor of a newly complete residential development

Suitable for a variety of occupiers subject to the necessary planning consents



WHAT 3 WORDS



7 SALAMANDER STREET, EDINBURGH, EH6 7HZ

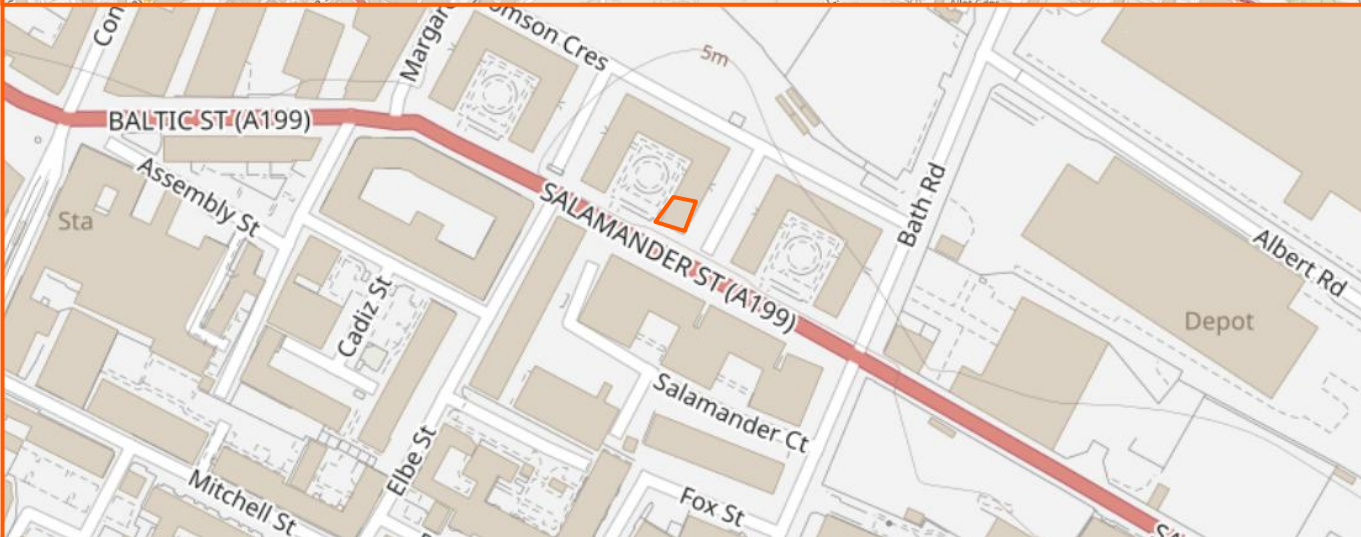
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Location

7 SALAMANDER STREET, EDINBURGH, EH6 7HZ



Location

The subject is located within the Leith district of Edinburgh on Salamander Street. The subject is conveniently located on the A199 which forms one of the main vehicular routes (A1) in and out of the city.

Situated approximately 2 miles north of Edinburgh city centre, the area benefits from excellent transport connectivity. The newly extended Edinburgh Tram line provides direct access from Newhaven to Edinburgh Airport, while an extensive network of local bus services ensure easy access to and from all areas of the city.

More specifically, the subject property is positioned on the north side of Salamander Street on the ground floor of a recently complete Barratt Homes development. Salamander Street itself has seen a surge of residential development in recent years with over 200 residential properties being built by developers such as Cruden Homes and Barratt. Homes. This has been of benefit to the local commercial occupiers which include BAM Coffee, Edinburgh Rope Access, Reilly Denholm Hairdresser, Boyter Electrical and Scotia Wealth Management.

**Immaculately Presented
Class 1A Premises**



VIRTUAL TOUR



Description

7 SALAMANDER STREET, EDINBURGH, EH6 7HZ



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a four storey modern built modern development. To the front elevation the property benefits from multiple large windows which flood the property with natural light and creates a pleasant and welcoming space.

Internally, the ground floor accommodation comprises a bright, open plan area with a W/C facility. The configuration of the property provides opportunities for retail, professional services, or café use.

Additionally, the subject benefits access from a communal car park as well as via a paved DDA compliant path which forms part of the residential gardens.

Accommodation

Description	m ²	ft ²
Ground Floor	66.98	721
TOTAL	66.98	721

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

7 SALAMANDER STREET, EDINBURGH, EH6 7HZ





Price

Our client is seeking offers in excess of £175,000 for the freehold interest.

Rateable Value

The subjects will require the rateable value to be reassessed.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

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

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **March 2026**