

**FOR SALE**  
**RETAIL PREMISES**



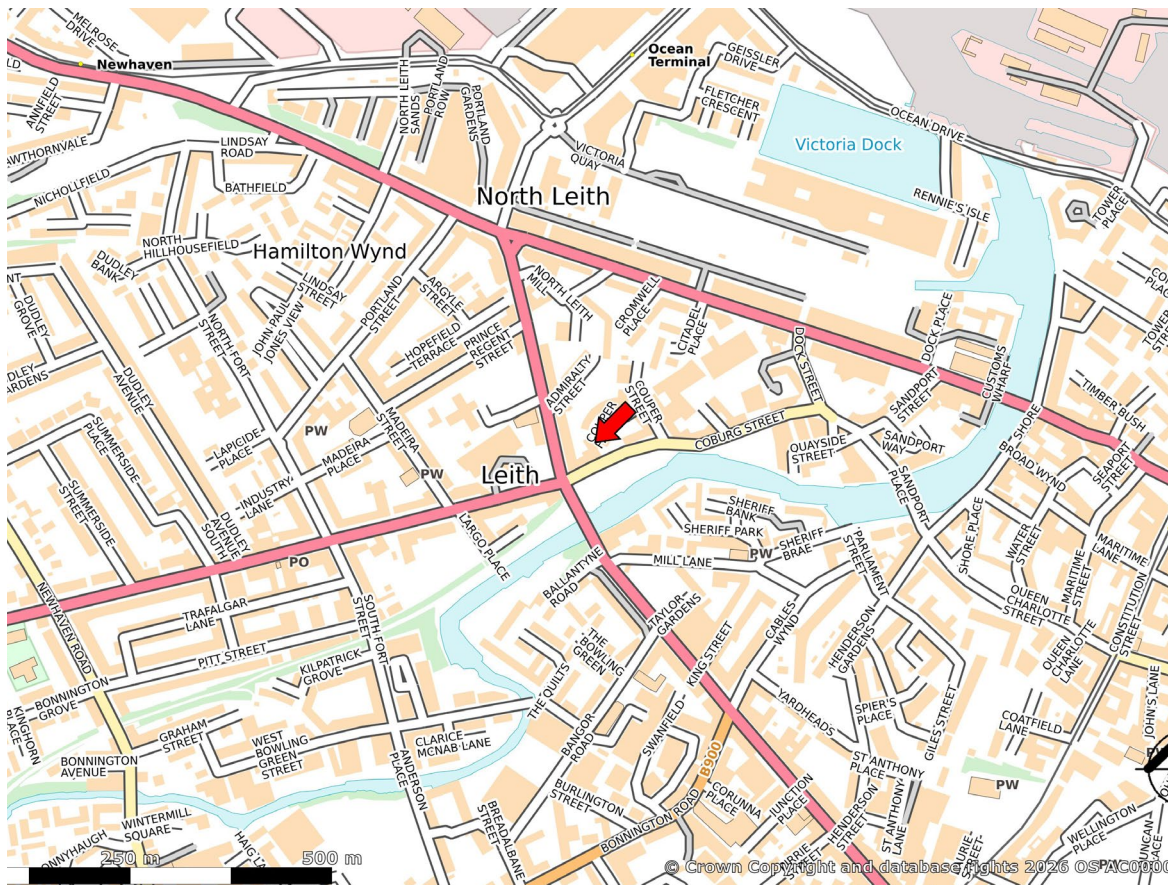
**78-80 Coburg Street,  
Edinburgh, EH6 6HJ**

- Ground floor retail unit extending 54.21 sqm (584 sq.ft.)
- Suitable for a variety of uses (Class 1a)
- Offers over £90,000 (exclusive of VAT)
- VAT free opportunity

## LOCATION

The subjects are located within Scotland's capital city of Edinburgh, which currently has a resident population of approximately 530,000 persons and is regarded as one of the United Kingdom's strongest regional economies, acting as the nation's principal commercial, cultural and political centre. The city's population is projected to increase to approximately 585,000 by 2030.

More specifically, the subjects are situated within the Leith district, approximately two miles north of the City Centre, on Coburg Street. The surrounding locality is mixed in character, comprising predominantly residential properties alongside a range of office, trade and small-scale commercial occupiers.



In addition, the subjects benefit from strong public transport provision, with frequent bus and tram services available within walking distance, together with good road access to the wider Edinburgh road network. A range of local amenities, including shops, cafés and services, are readily available within the immediate vicinity.

## DESCRIPTION

The subjects comprise two interconnected ground floor retail units forming part of a five-storey traditional sandstone tenement building, presumed to be held beneath a pitched and slated roof.

Internally, the accommodation is presently fitted out to a white-box shell condition and is currently utilised for storage purposes. The open-plan configuration provides a flexible layout capable of accommodating a range of potential retail, office or commercial uses, subject to planning approval. There are currently no WC facilities in situ, however we are advised that such facilities were historically provided and could be reinstated.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Ground	54.21	584

## RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £7,500. The new rateable value which comes into effect from April 2026 is £9,600. The property should therefore continue to qualify for a 100% Business Rates Relief under the Small Business Bonus Scheme.



To arrange a viewing please contact:



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#### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

#### EPC

A copy of the Energy Performance Certificate can be provided upon request.

#### PRICE

We have been instructed to seek offers over £90,000 (exclusive of VAT).

#### LEGALS + VAT

Each party has to bear their own legal costs. The purchaser will be liable for the land and building transaction tax, registration dues and any VAT payable in this transaction