

FOR SALE
RETAIL / RE-DEVELOPMENT SITE

**GRAHAM
SIBBALD**



**96 — 98 Constitution Street,
Leith, Edinburgh EH6 6AW**

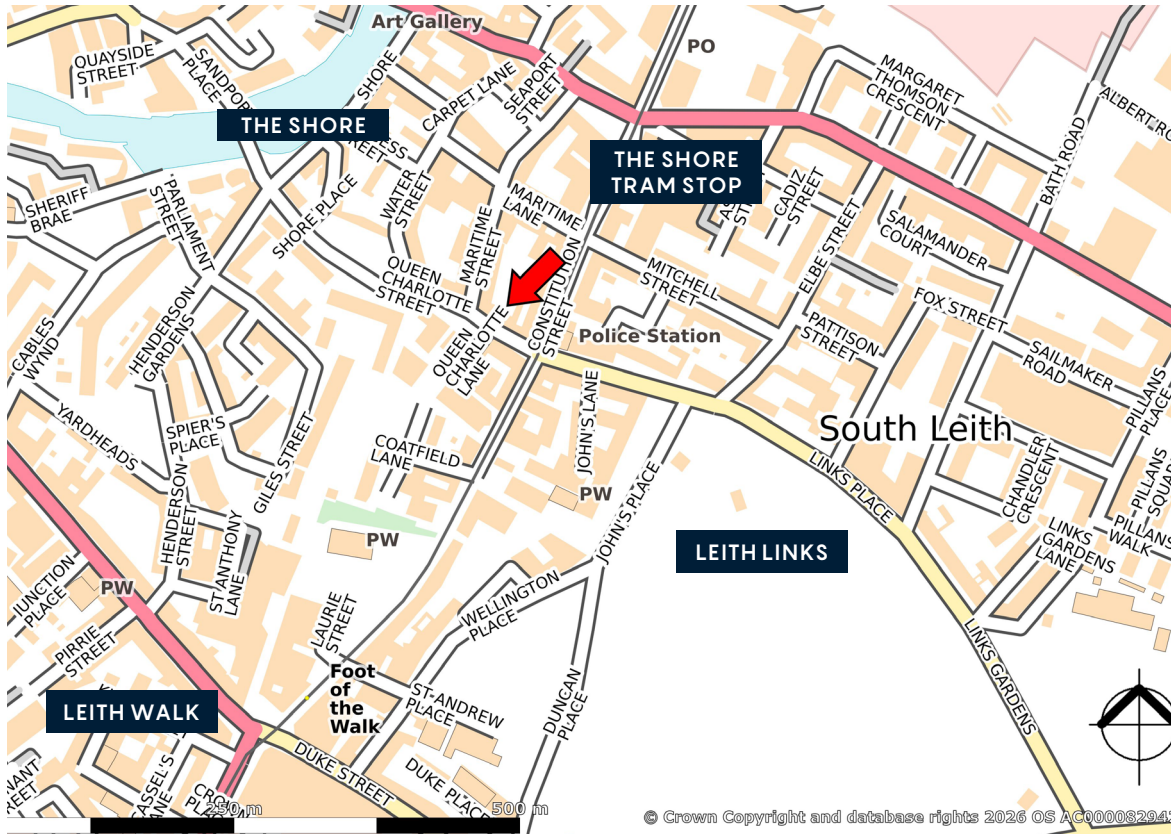
- Ground & first floor retail accommodation extending to 194 sq m (2,088 sq ft) GIA
- Potential re-development opportunity (STP)
- Car parking to the rear (circa 4 clear spaces)
- Offers over £400,000 (VAT Exempt)

LOCATION

The subjects are located on Constitution Street in the heart of Leith approximately 1.5 miles from Edinburgh city centre. Leith represents one of Edinburgh's most exciting and evolving commercial locations, offering a unique blend of heritage, character and future growth potential.

Once at the heart of Leith's maritime and trading history, Constitution Street has undergone significant regeneration, attracting an increasingly diverse mix of independent businesses, creative industries, hospitality operators and residential developments.

With its distinctive streetscape, excellent connectivity and proximity to Leith Walk, The Shore and the wider city centre, the area provides an exceptional setting for a commercial premises or re-development opportunity.



DESCRIPTION

96 – 98 Constitution Street, Edinburgh comprises a parade of open plan retail units at ground floor level all benefiting from pedestrian access doors and W/C facilities. The units are Class 1A and are therefore suitable for a variety of business uses.

No.98 benefits from a first floor level, accessed via a timber stair and offers office accommodation, storage and W/C's. Please note the first floor above No.96 is in separate ownership and not included in the sale.

The property is held under a mansard style roof and benefits from Velux windows affording natural light to the upper level.

Included in the sale is a car park to the rear, which is suitable to comfortably park 4 vehicles.

The property is well suited to redevelopment subject to planning permission being granted.

ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following internal areas:

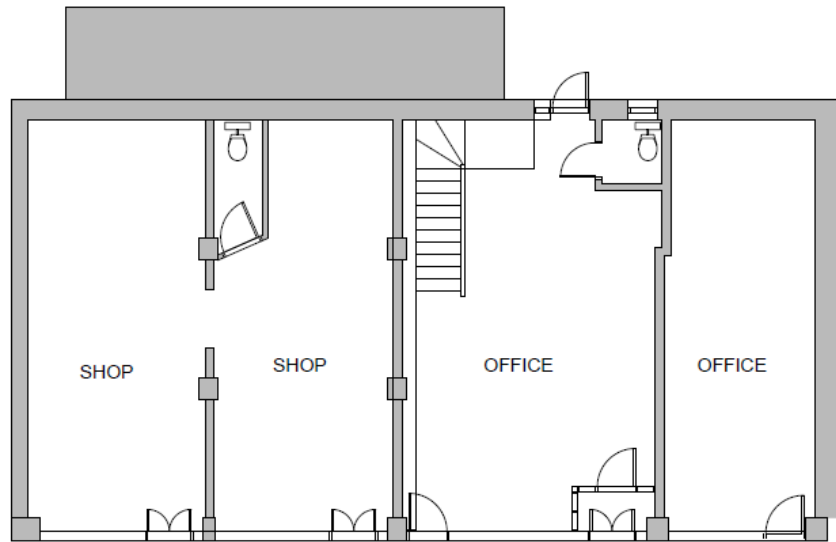
GIA: 194 sq m (2,088 sq ft)

NIA: 157 sq m (1,697 sq ft)

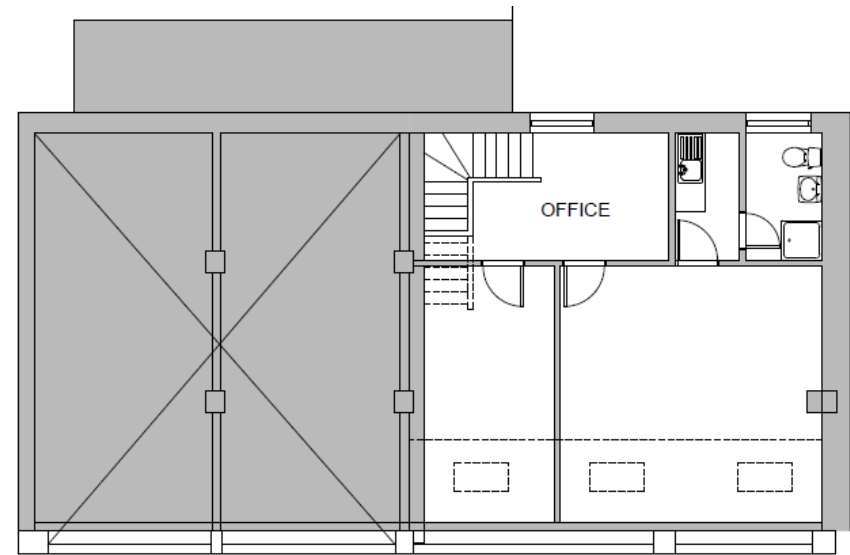
PLANNING

We are of the opinion that the property lends itself for redevelopment back to residential or serviced apartments. All planning related enquires should be directly with The City of Edinburgh Council's planning department. We have attached residential plans for feasibility purposes only.

EXISTING PLANS

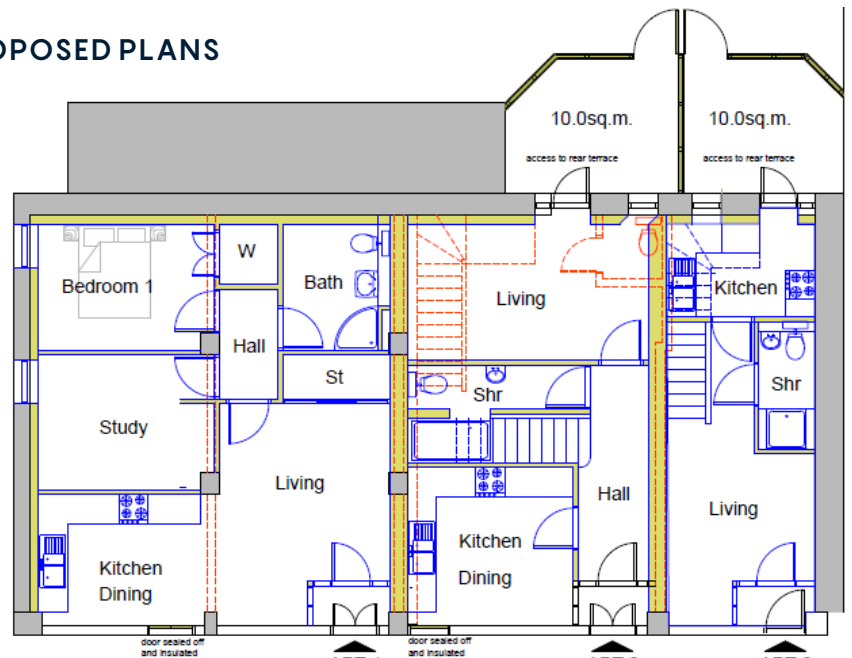


GROUND FLOOR PLAN
[as existing]



FIRST FLOOR PLAN
[as existing]

PROPOSED PLANS

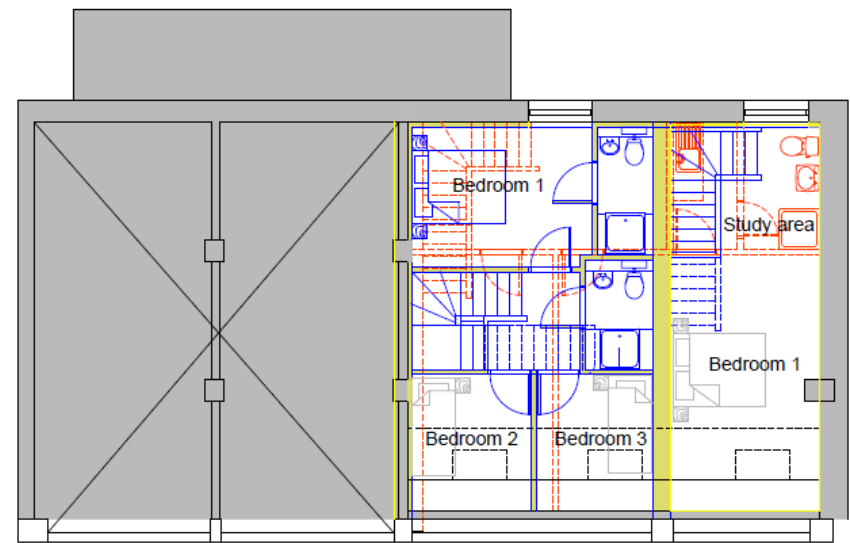


GROUND FLOOR PLAN
[as proposed]

APT 1
62.10sq.m.

APT 2
83.30sq.m.

APT 3
52.00sq.m.



FIRST FLOOR PLAN
[as proposed]



RATEABLE VALUE

According to the Scottish Assessors (SAA) website the subjects have a current rateable value of £19,750 (combined value).

PRICE

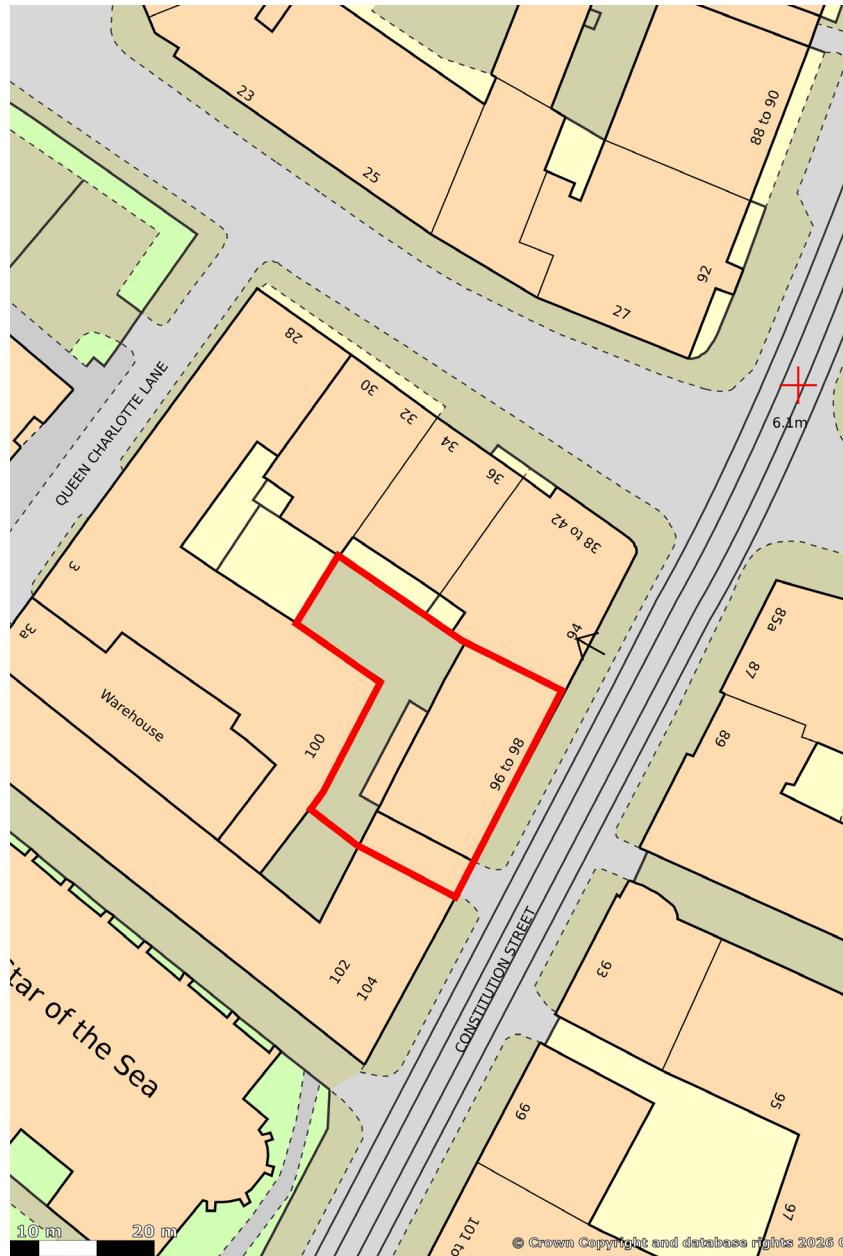
Offers over £400,000 (VAT Exempt) are invited for the benefit of our clients outright heritable (freehold) interest. Our client is seeking clean / unconditional offers.

EPC

Available on request

VAT, LBTT AND LEGAL COSTS

The property is elected for VAT. The purchaser will be responsible to pay LBTT on the purchase price. Each party will be responsible for their own legal cost incurred in this transaction.



Indicative Title Only

To arrange a viewing please contact:



MURDO MCANDREW

Associate

murdo.mcandrew@g-s.co.uk
07799 159 665



CORANN HENDERSON

Graduate Surveyor

corann.henderson@g-s.co.uk
07776 844 275

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: June 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.