

FOR SALE
GARAGE/ WORKSHOP / RE-DEVELOPMENT SITE

**GRAHAM
SIBBALD**



**28 Queen Charlotte Street,
Edinburgh, EH6 6AX**

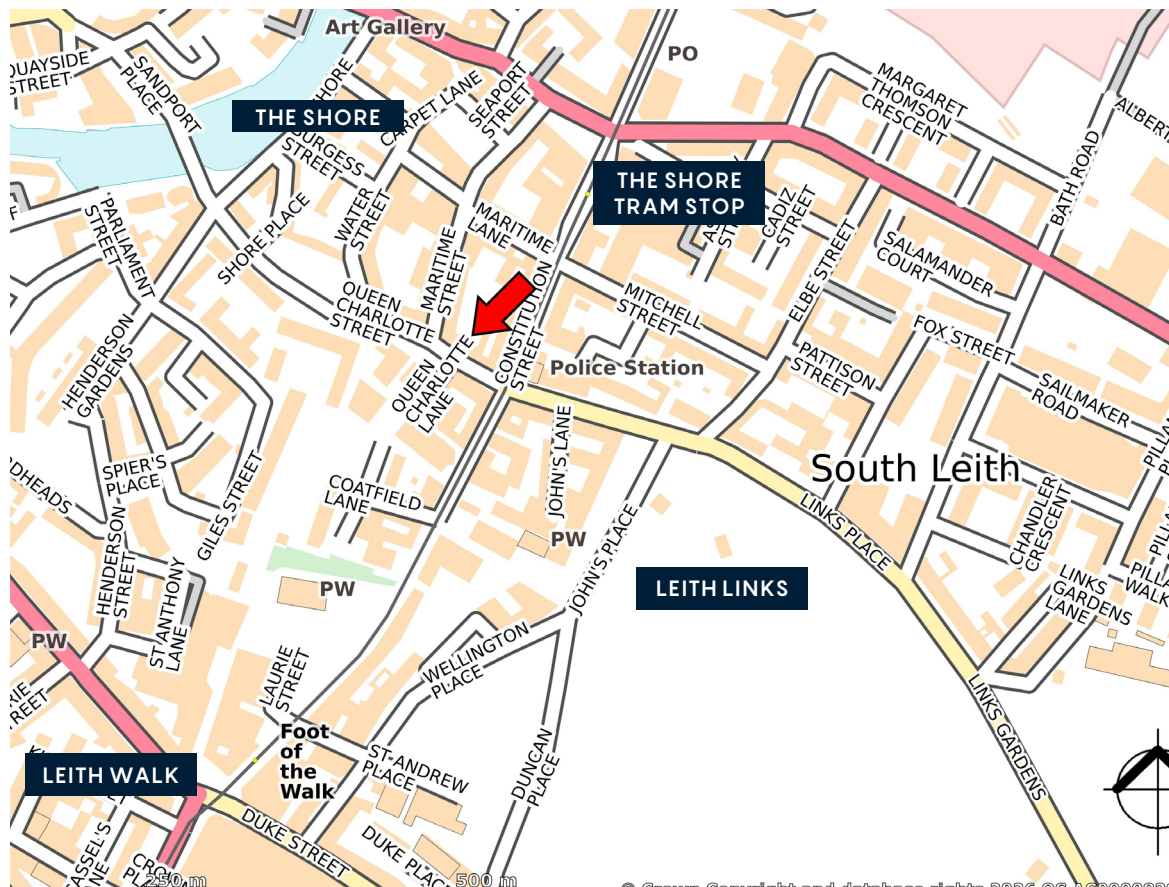
- Industrial accommodation extending to 100 sq m (1,078 sq ft)
- Excellently located in the heart of Leith in close proximity to Edinburgh city centre
- Rare opportunity to acquire garage/storage space within Leith
- Well suited for re-development (STP)
- Offers over £120,000 (VAT Exempt)

LOCATION

The subjects are located on Queen Charlotte 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.

The immediate area has undergone significant regeneration, attracting an increasingly diverse mix of independent businesses, creative industries, hospitality operators and residential developments.

With excellent connectivity and proximity to Leith Walk, The Shore and the wider city centre this property is well suited to its current use as garage/ workshop, as well as an excellent re-development opportunity.



DESCRIPTION

The building situate 28 Queen Charlotte Street, comprises a single story mid terraced garage/workshop property, benefiting from three metal roller shutter doors in the front elevation. Internally this space is divided into workshop and administrative/storage areas with W/C facilities to the rear.

The property presents an excellent opportunity for someone to acquire workshops, garage or storage space in close proximity to Edinburgh city centre.

The property is also well suited to re-development 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: 100.12 sq m (1,078 sq ft)

RATEABLE VALUE

According to the Scottish Assessors (SAA) website the subjects have a current rateable value of £5,700.

PLANNING

All planning related enquiries should be directly with The City of Edinburgh Council's planning department.

We have attached residential plans for feasibility purposes only.

PRICE

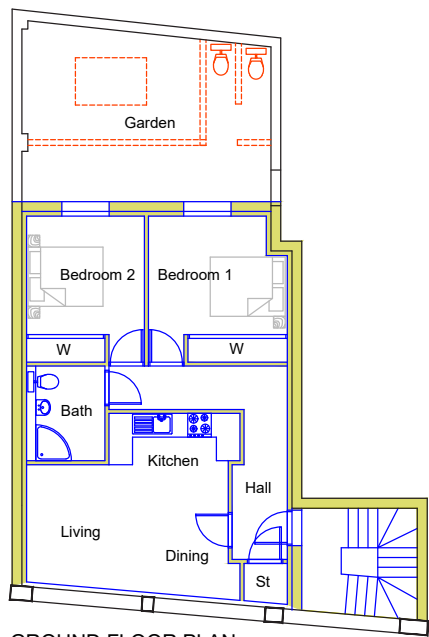
Offers over £120,000 (Exclusive of VAT) are invited for the benefit of our clients outright heritable (freehold) interest. Our client is seeking clean / unconditional offers.

EPC

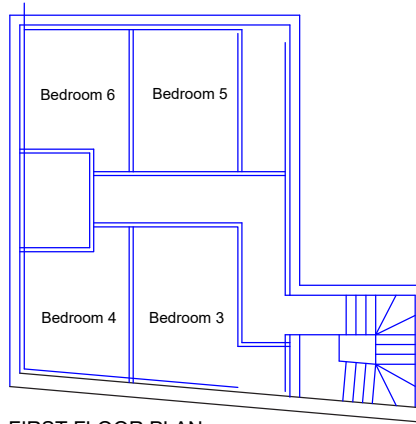
Available on request

VAT, LBTT AND LEGAL COSTS

The property is not 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.



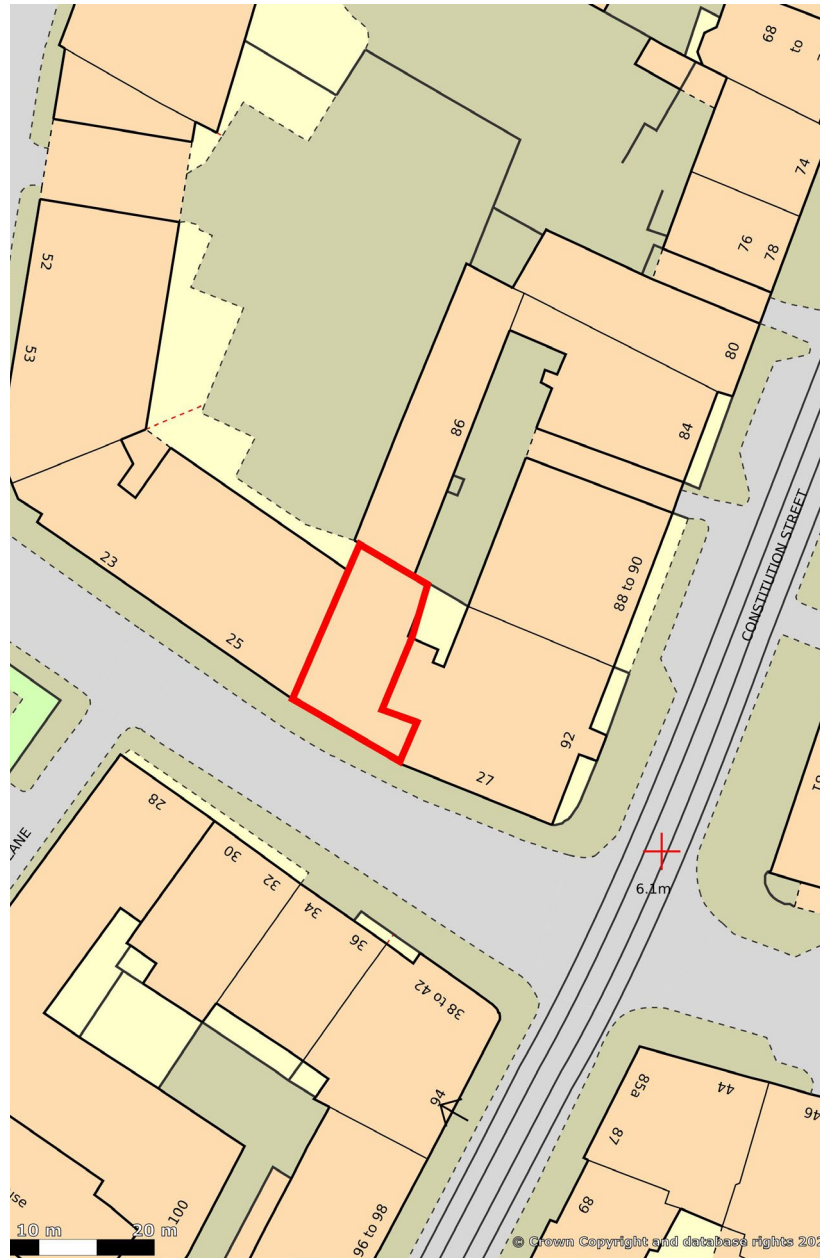
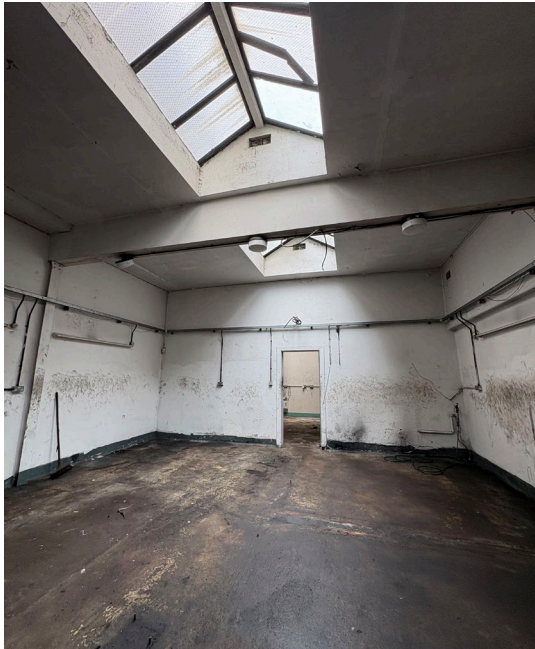
GROUND FLOOR PLAN
[as proposed]



FIRST FLOOR PLAN
[as proposed]



ELEVATION TO QUEEN CHARLOTTE STREET
[as proposed]



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.