

# FOR SALE

## CLASS 1A PREMISES

Located in the heart of the Newington district of Edinburgh

Offers over £160,000

Situated in a bustling mixed-use neighbourhood

Premises extends to 55.68 sqm (599 sqft)

Extremely sought-after and established location close to The University of Edinburgh

Suitable for a variety of uses subject to the appropriate planning consents



VIRTUAL TOUR



**7-9 WEST CROSSCAUSEWAY, EDINBURGH, EH8 9JW**

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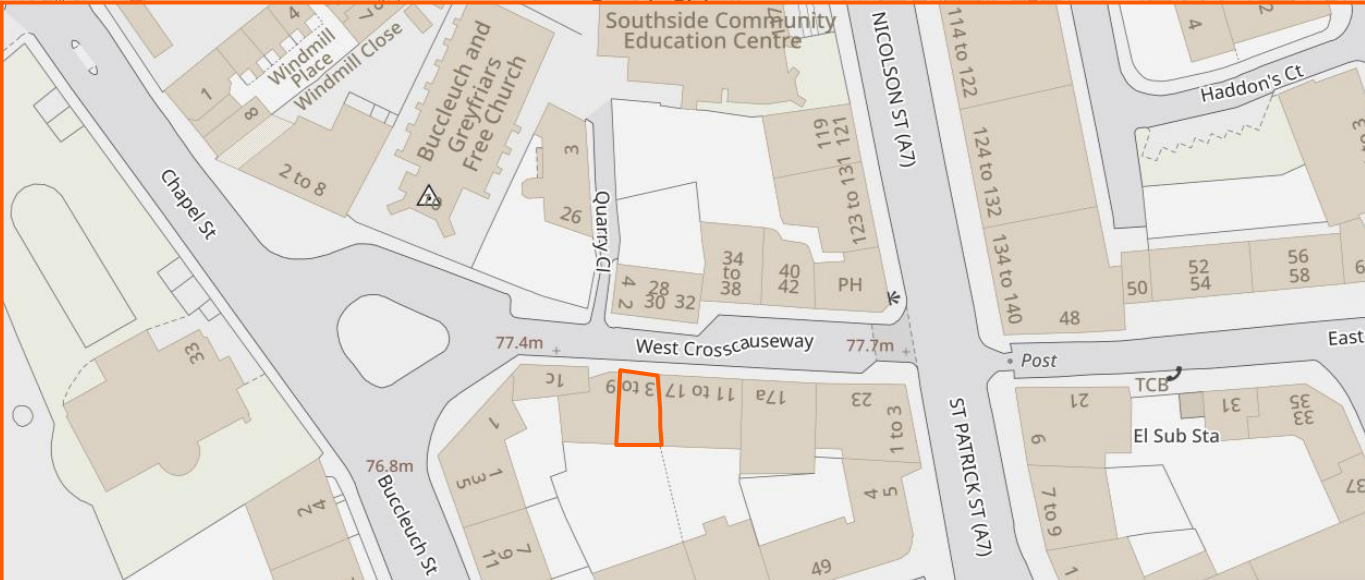


**SHEPHERD**  
COMMERCIAL



# Location

7-9 WEST CROSSCAUSEWAY, EDINBURGH, EH8 9JW



## Location

The subjects are located approximately half a mile south of Edinburgh city centre, within the heart of the highly sought-after Newington district. Situated at 7–9 West Crosscauseway, the property occupies a prominent position on the south side of West Crosscauseway, between St Patrick Street to the east and Buccleuch Street to the west.

The premises benefits from close proximity to the University of Edinburgh's main campus and sits just off Nicolson Street, one of Edinburgh's busiest and most vibrant thoroughfares, providing excellent levels of footfall and connectivity.

Newington is a thriving district popular with students, young professionals, academics and families. The area is renowned for its strong mix of retail, leisure and hospitality operators, with nearby occupiers including Boots Pharmacy, Holland & Barrett, Starbucks and 56 North, alongside a wide range of well-established independent businesses.

Located in the heart of the Newington district of Edinburgh



WHAT 3 WORDS



# Description

7-9 WEST CROSSCAUSEWAY, EDINBURGH, EH8 9JW



## Description

The subject comprises of a Class 1A property arranged over the ground floor of a four storey traditional stone-built tenement.

Previously two retail units, the accommodation now comprises of one larger unit that benefits from two entrances and a multi-windowed frontage, allowing for excellent branding opportunities. Internally, the space offers two bright spaces, with storage, a tea preparation area & W/C facilities.

The property is well-configured with great potential, making it suitable for a wide range of potential uses, such as retail, professional services, or hospitality, subject to the necessary planning consents.

The premises offers an extremely rare freehold opportunity within one of Edinburgh's most sought-after neighbourhoods.

## Accommodation

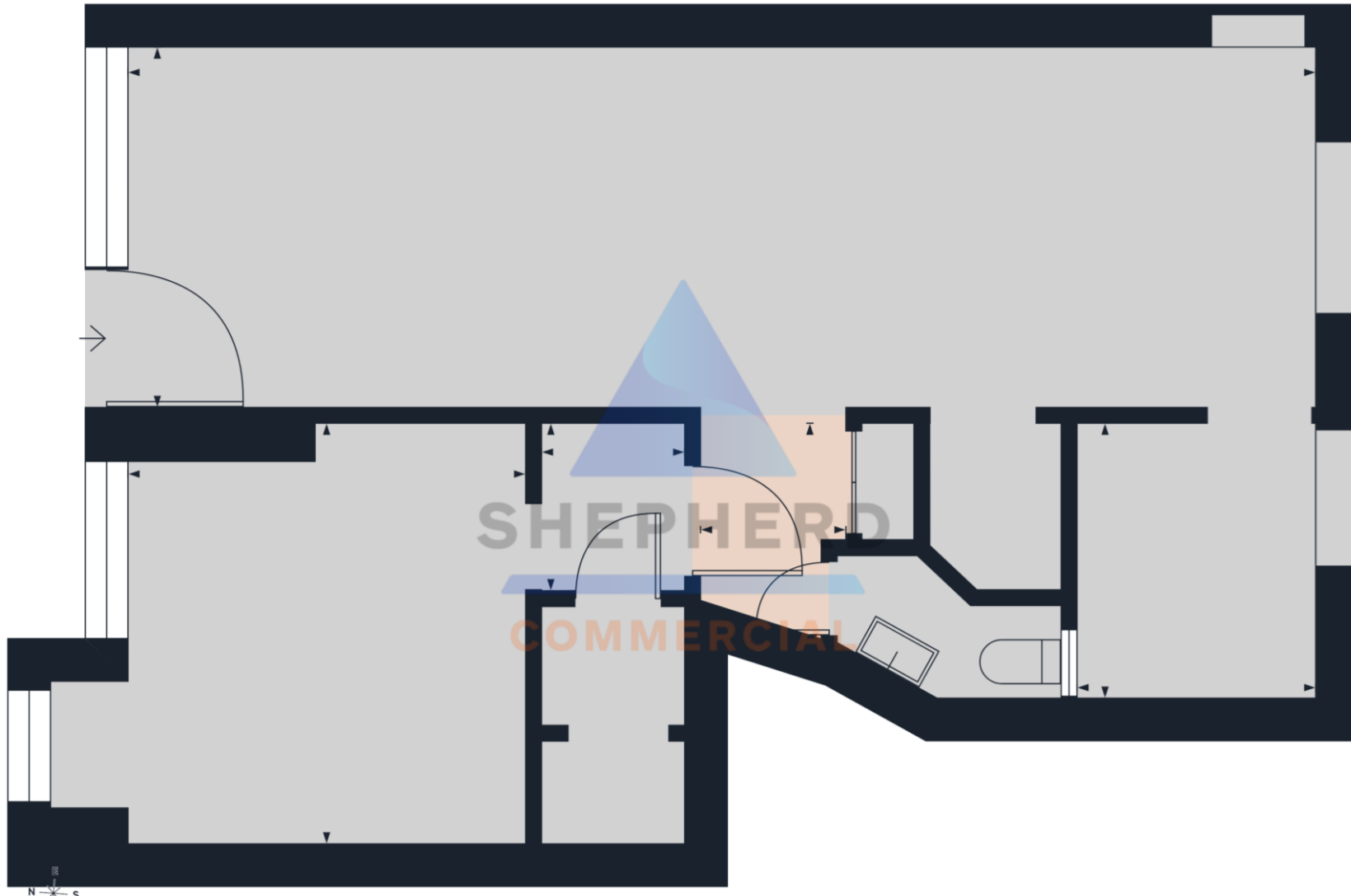
| Size         | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 55.68          | 599             |
| <b>TOTAL</b> | <b>55.68</b>   | <b>599</b>      |

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

7-9 WEST CROSSCAUSEWAY, EDINBURGH, EH8 9JW





## Price

Our client is seeking offers in excess of £160,000 for the freehold interest.

Please note the property is being sold as seen.

## Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of:

7 West Crosscauseway - £4,050

9 West Crosscauseway - £8,900

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the owner/occupier 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:**



**Emily Anderson**

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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. **June 2026**