



# 76

# Coburg Street

EDINBURGH,  
EH6 6HJ

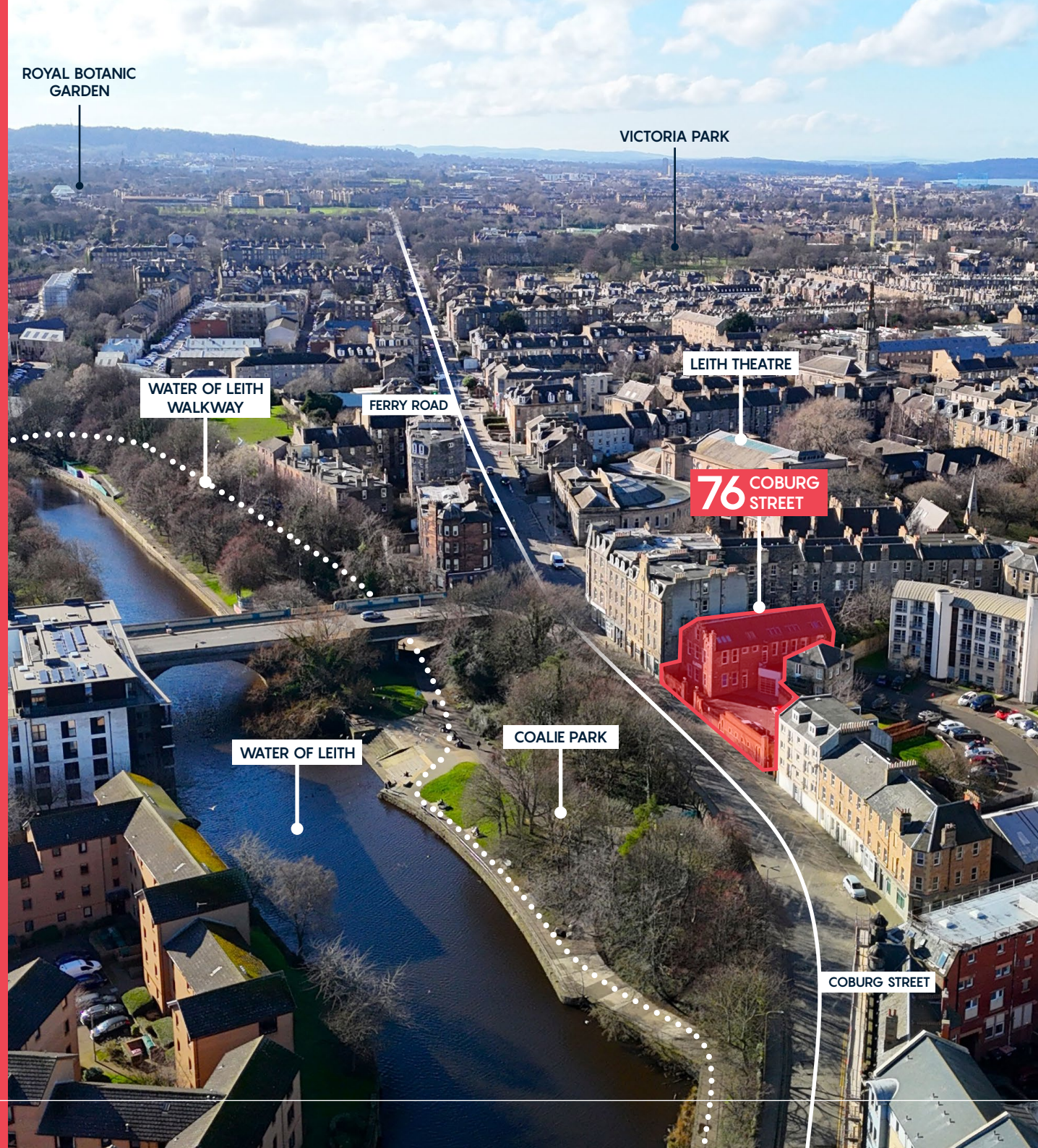
OFFICE  
BUILDING  
FOR SALE  
**MAY LET**

\*indicative site only

# 76 Coburg Street

EDINBURGH, EH6 6HJ

- Rare freehold opportunity
- Office building extending 522.56 sqm (5,625 sq.ft.) over three floors
- Benefits from over 14 secure car parking spaces
- Suitable for a variety of uses (subject to planning)
- Offers over £950,000 (exclusive of VAT)
- VAT free opportunity



ROYAL BOTANIC GARDEN

VICTORIA PARK

WATER OF LEITH WALKWAY

FERRY ROAD

LEITH THEATRE

76 COBURG STREET

WATER OF LEITH

COALIE PARK


COBURG STREET

# Location

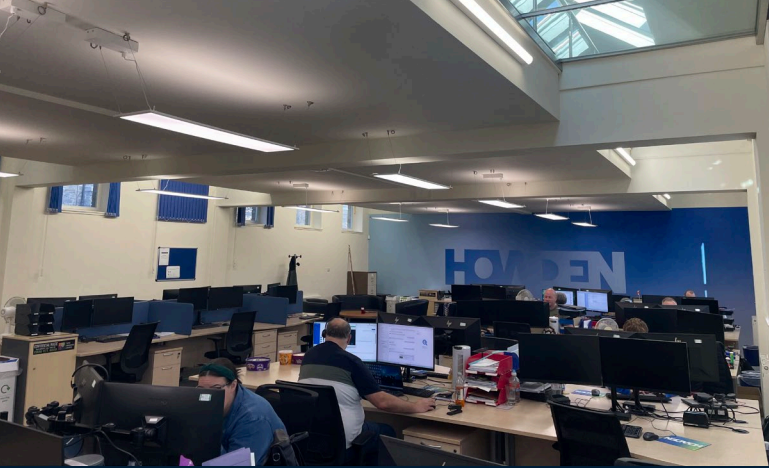
The subjects are located within Scotland's capital city of Edinburgh, which currently has a resident population of approximately 530,000 persons and is regarded as one of the United Kingdom's strongest regional economies, acting as the nation's principal commercial, cultural and political centre. The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

- 1 Edinburgh Waverley Train Station
- 2 St James Quarter
- 3 Ocean Terminal Shopping Centre
-  Tram Stops





# Description

The subjects comprise a distinctive, self-contained C-listed office building of traditional brick construction, incorporating a modern reception and entrance extension to the eastern elevation. The building presents a strong and characterful façade to Coburg Street, with attractive architectural detailing, and is arranged over ground, first and attic floors, providing flexible and well-proportioned accommodation suitable for a variety of occupational requirements.



Internally, the accommodation offers a combination of open-plan office areas and cellular offices/meeting rooms, allowing for both collaborative working environments and private meeting space. The layout provides good adaptability and could be reconfigured to suit alternative occupier requirements, subject to the usual consents. Kitchen and WC facilities are provided on two floors, offering appropriate staff amenity provision and supporting efficient day-to-day occupation.

The property benefits from good levels of natural daylight throughout, aided by the building's elevation and window configuration, contributing to a pleasant internal working environment. The overall specification and layout make the subjects suitable for continued office use, owner occupation, or potential alternative uses, subject to planning and statutory approvals.

Externally, the subjects benefit from approximately 14 secure and private on-site car parking spaces, accessed from Coburg Street. This represents a notable and increasingly rare advantage for an office building within this location, enhancing both occupier appeal and long-term investment attractiveness.





# Further Information

## RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £53,100. The new rateable value which comes into effect from April 2026 is £59,400.

## PRICE

We are seeking offers over £950,000 (exclusive of VAT) for our clients heritable interest within the property.

Offers at this level would reflect a low capital value of £168 psf.

## LEASE

The premise is currently let to Howdens at £70,000 per annum, on a 10-year lease with a tenant only break option at year 5. This has been exercised with the break date of 28/05/2026. A 6-month lease extension has been agreed with the new expiry date scheduled for 28/11/2026. The vendor will deal with any dilapidation claims prior to the sale.

## RENT

Upon application.

## EPC

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

## 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.

## VIEWINGS

Viewing arrangements are strictly by appointment only via Graham + Sibbald. Please contact the sole marketing agents listed.



## CONTACTS

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