



ime DJK Group Ltd
 12 Home Street
 Edinburgh
 EH3 9LY

Lease Disposal

£14,500 Per Annum

£38,000 Premium

53 ST Leonards Street, Edinburgh EH8 9QN

Class 1 Retail

T: 0131 290 2350 | E: commercial@imedjk.co.uk | www.imedjk.co.uk | Follow us @imedjk

Location

The subjects are located on the east side of St Leonards Street, within Edinburgh's Southside district, a vibrant mixed-use area close to Holyrood, Newington, and the Pleasance. The area benefits from strong pedestrian and vehicular flow due to its proximity to the University of Edinburgh, surrounding residential neighbourhoods, and a variety of local retailers, cafés, takeaways, and service businesses.

St Leonards Street is well-established as a busy commercial corridor, hosting supermarkets, restaurants, and convenience-led operators. Notably, a supermarket business already operates from this address.

Description

The premises comprise a fully fitted Chinese/Asian supermarket arranged over the ground floor and basement of a traditional tenement building. The unit offers an excellent turnkey opportunity for operators in the Asian grocery, fresh produce, or specialty food sector.

- Full-width glazed frontage providing strong visibility to the street
- Existing supermarket fit-out, including racking, counters, display shelving, and refrigerators/freezers
- Spacious open-plan sales area at ground level
- Storage, office and/or staff area at basement level
- Stock available at cost

This is an ideal opportunity for continued use as an Asian supermarket, world food store, convenience shop, or other Class 1A retail use.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Ground Floor	27	291
Basement	53	570
Total	80	861

Premium Price

The property is being marketed at offers over £38,000

EPC

The Energy Performance Certificate rating is currently pending.

Utilities

The property is served by mains electricity and water

Lease Price

- The premises are offered as a lease disposal/assignment of an existing supermarket business.
- Passing rent: £14,500 per annum *by existing lease with 13.5 years remaining*
A premium of £38,000 is sought for the fully fitted nature of the unit, existing goodwill and fixtures/fittings.

Rateable Value

The Rateable Value will be £7,900 from the 1st of April 2026 and can be confirmed via the Scottish Assessors Association.

Eligible occupiers may qualify for Small Business Bonus Relief, subject to status.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.