ORINSEN

FOR SPACES THAT WORK

GROUND & FIRST FLOOR PREMISES — TO LET

12 ALBION PLACE

LEITH, EDINBURGH EH7 5QG

RENT

On Application

On Terms To Be Agreed

FLOOR AREA

1,795 sq ft

166.82 sqm · Ground & First

TENURE

To Let

Whole or Split

0131 374 1111

LOCATION

The subjects occupy a prominent position on Albion Place, immediately adjacent to **Easter Road Stadium**, home of **Hibernian Football Club**. The building sits within an established and improving quadrant of the city, a short distance east of Leith Walk and the Foot of the Walk, and benefits from on-street car parking.

The immediate area is home to a strong mix of local independents and trade counter operators, supported by a substantial residential and student catchment, nearby office occupiers and significant match-day footfall. Leith Walk, served by the **Edinburgh Trams** network and the focus of ongoing residential investment, lies a short walk to the west and continues to attract new and independent operators.

DESCRIPTION

A substantial stone-built building arranged over ground and first floor levels, most recently in use as the Club ticket office. The property is in sound structural condition and benefits from two separate entrances, with independent external access to the first floor. The space can therefore be occupied as a single entity over both levels or split, with each floor let separately.

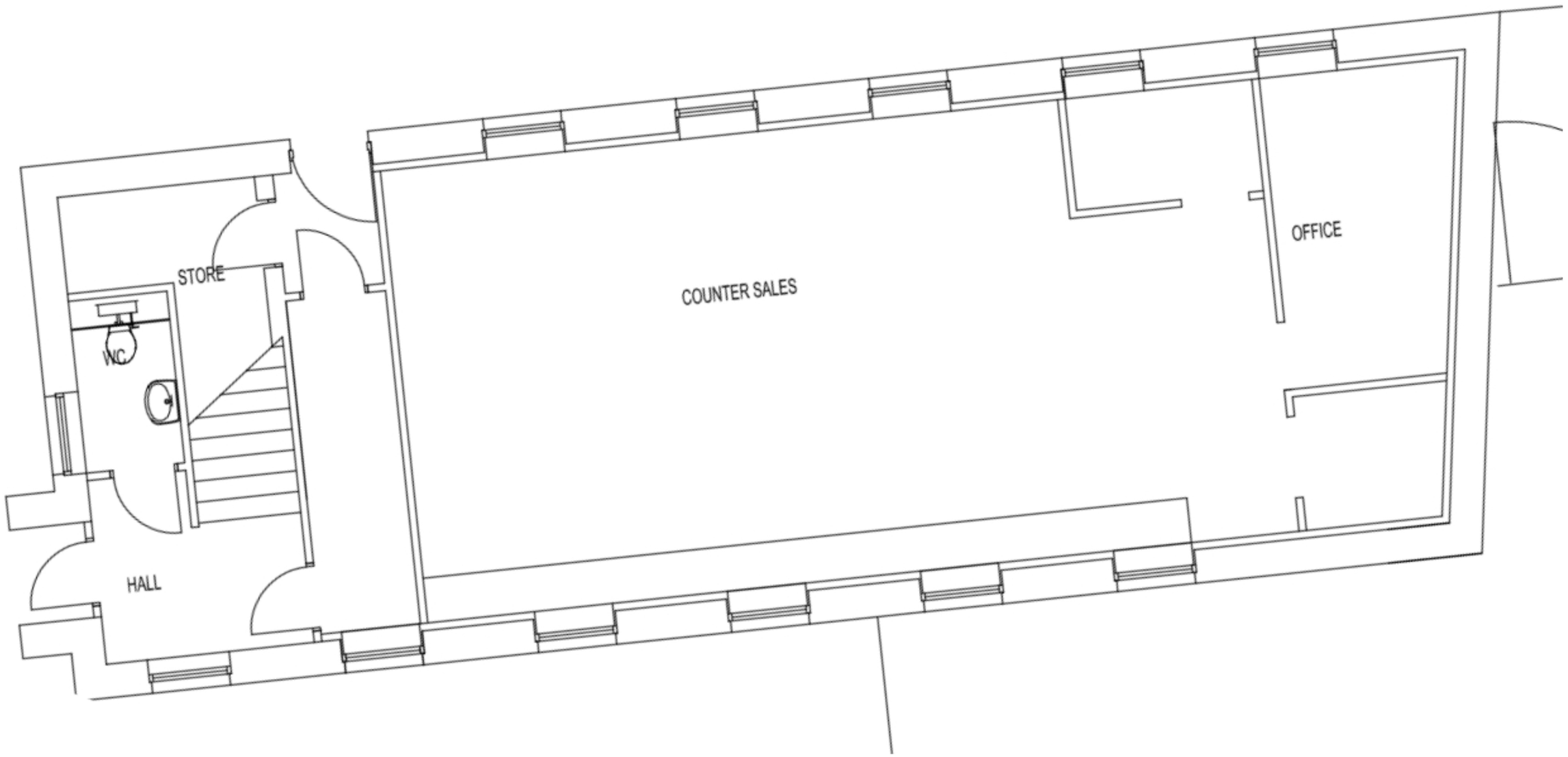
The premises would suit a variety of operators, including cafés, bakeries and other food and drink uses, chiropractic and other clinics, retail, office and studio use.

FURTHER INFORMATION

ACCOMMODATION	The premises comprise the following approximate net internal areas: - Ground Floor **889 sq ft (82.62 sqm)** - First Floor **906 sq ft (84.20 sqm)** - **Total 1,795 sq ft (166.82 sqm)**
LEASE	The subjects are available by way of a new full repairing and insuring (FRI) lease on terms to be agreed. The building may be taken as a whole or on a floor-by-floor basis – split options are available, with separate external access to the first floor.
RENT	On application.
PLANNING	A variety of uses will be considered. Interested parties should satisfy themselves as to the planning position for their proposed use.
EPC	An EPC report is available on request.
RATING	The rent is inclusive of business rates.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

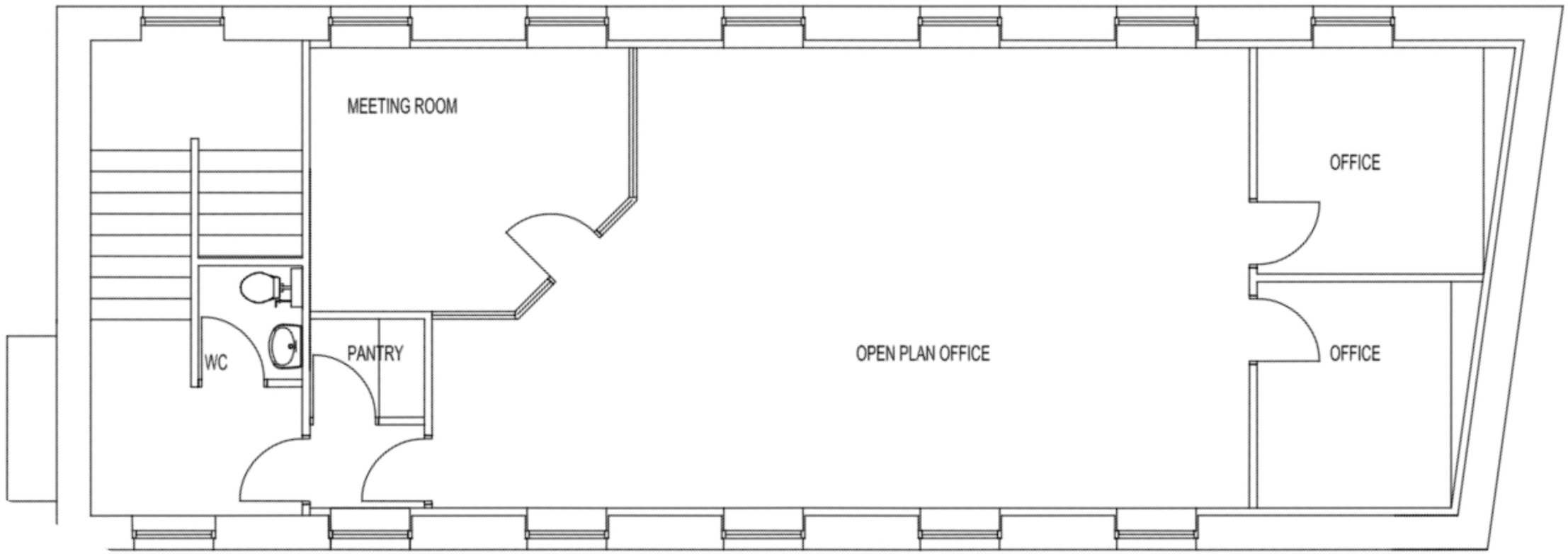
GROUND FLOOR PLAN

EXISTING · NOT TO SCALE · FOR IDENTIFICATION PURPOSES ONLY



UPPER FLOOR PLAN

EXISTING · NOT TO SCALE · FOR IDENTIFICATION PURPOSES ONLY



OPTION 1 — WHOLE BUILDING

Both floors taken as a single entity, giving open counter / sales space at ground level with meeting room, offices and ancillary accommodation above.

OPTION 2 — SPLIT BY FLOOR

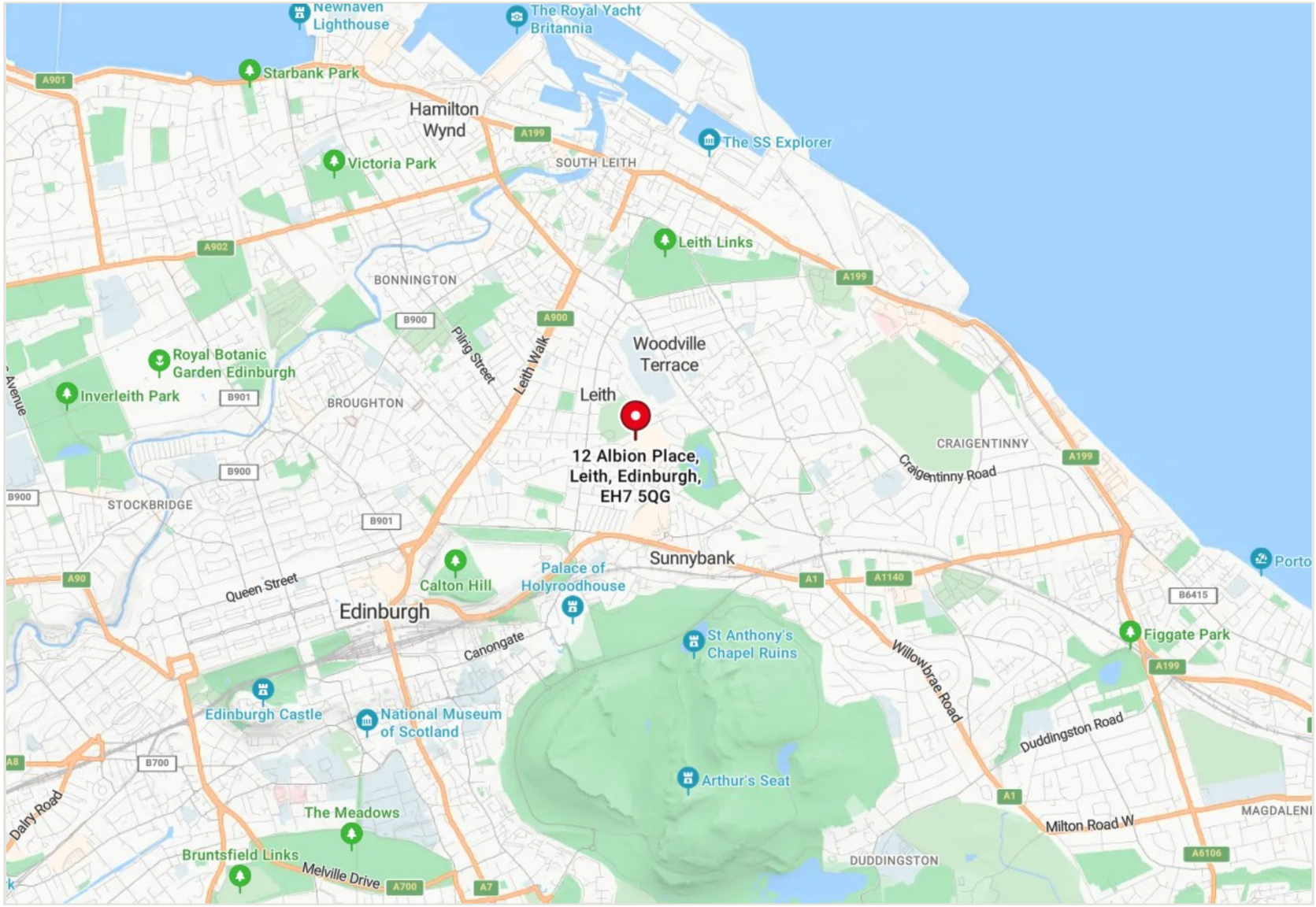
Each floor let separately. The first floor is served by its own external entrance, so the two levels can trade independently without shared access.

THE PREMISES





LOCATION PLAN



VIEWING

Strictly by appointment through the sole agents.



Andy Bain

T 0131 374 1111
M 07770 524977
E abain@orinsen.com



Joe Stephenson

T 0131 374 1111
M 07580 519431
E joe@orinsen.com

Important Notice. ORINSEN, their clients and any joint agents give notice that: they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise, and assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities – purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Published September 2026.