ORINSEN

FOR SPACES THAT WORK

PRIME CORNER RETAIL UNIT — AVAILABLE BY SUB-LEASE

13 COMELY BANK ROAD

STOCKBRIDGE, EDINBURGH EH4 1DR

RENT	FLOOR AREA	TENURE
£38,500 pa	**1,627 sq ft**	**Sub-Lease**
Sub-lease · Exclusive of VAT	151.21 sq m · Ground & Basement	Term to be agreed

0131 374 1111

LOCATION

The subjects are situated on Comely Bank Road, within the Stockbridge area of Edinburgh, and within easy reach of the West End and the city centre. Comely Bank Road forms a small, well-regarded local shopping street serving the immediate residential catchment, with a mix of independent retailers, convenience operators and local services.

The locality is a well-established and affluent residential area, and the area also benefits from good transport links into the city centre. Nearby occupiers include **Co-op**, **Cafe Andaluz**, **Charlie Miller**, **Raeburn Fine Wines**, **George Mewes Cheese**, **Twelve Triangles**, **Franco's of Stockbridge** and **Mr Eion Coffee Roaster**, with **The Raeburn Hotel** directly opposite and **Paper Tiger**, **Artisan Roast** and **The Scran & Scaillie** a short walk east.

DESCRIPTION

The subject property comprises a retail unit arranged over the ground and basement levels of a traditional stone-built tenement. The unit benefits from a substantial return frontage onto both elevations, giving excellent display and signage opportunity to passing vehicular and pedestrian traffic.

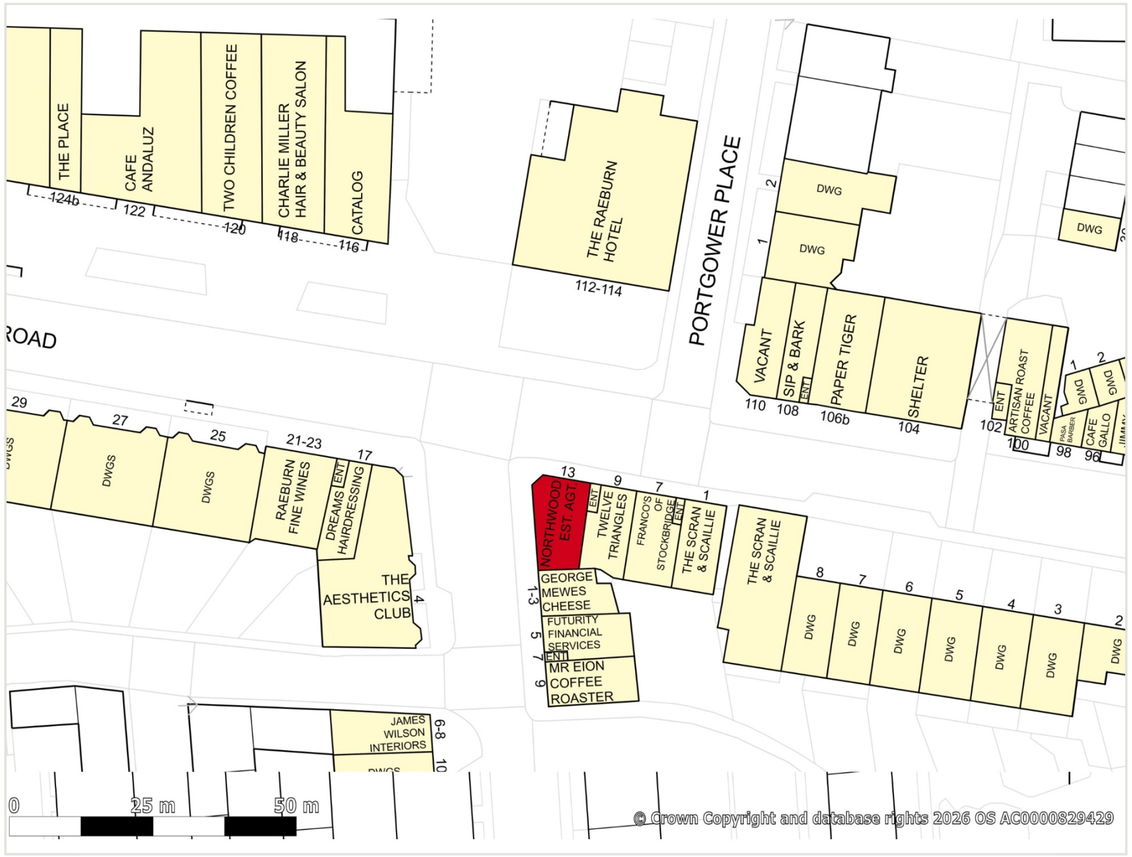
Internally the premises are fitted out to a high standard, with the principal trading area at ground floor level served by a central entrance. The basement provides further well-fitted accommodation, including a staff area, and offers useful additional usable space beyond the ground floor sales area.

FURTHER INFORMATION

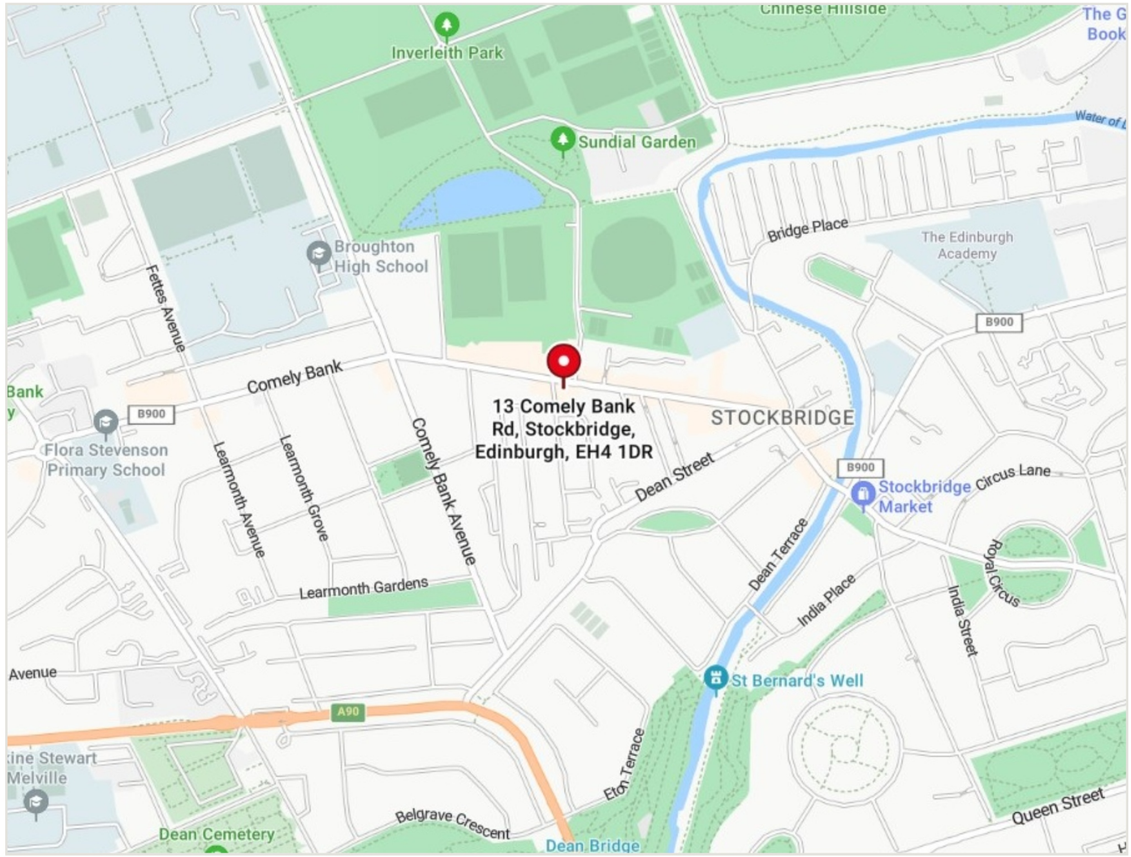
ACCOMMODATION	The premises comprise the following approximate net internal areas: - Ground Floor 825 sq ft (76.67 sq m) - Basement 802 sq ft (74.54 sq m) - **Total 1,627 sq ft (151.21 sq m)**
SUB-LEASE	The premises are available by way of a new sub-lease for a term to be agreed.
RENT	**£38,500 per annum**, exclusive of VAT.
PLANNING	The premises benefit from having Class 1A consent.
EPC	An EPC report is available on request.
RATING	Rateable Value £22,800 · UBR (2026/27) £0.481 · Rates payable **c. £10,967 pa**.
VAT	All figures quoted are exclusive of VAT.
LEGAL COSTS	Each party responsible for their own costs. The ingoing sub-tenant will be responsible for LBTT, registration dues and any VAT thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful sub-tenant will be required to provide identification documents at the relevant time.

LOCATION PLANS

SITE PLAN



LOCATION MAP



VIEWING

Strictly by appointment through the sole agents.



Joe Stephenson

T 0131 374 1111

M 07580 519431

E joe@orinsen.com



Tom Forster

T 0131 374 1111

M 07919 920126

E tforster@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.