ORINSEN

FOR SPACES THAT WORK

INVESTMENT FOR SALE

# 59 ELM ROW

EDINBURGH EH7 4AQ

RARE VAT-FREE INVESTMENT

SOUGHT-AFTER LEITH WALK LOCATION

PRICE

**Offers Over £200,000**

Heritable Interest

NET INITIAL YIELD

**5.39%**

Reversionary 7.35% (2028)

NET INTERNAL AREA

**1,068 sq ft**

99.25 sqm · Ground & Basement

0131 374 1111

## LOCATION

59 Elm Row occupies a highly prominent position on Leith Walk, one of Edinburgh's busiest arterial routes, connecting the city centre with the regenerated waterfront district of Leith. The property benefits from exceptional pedestrian and vehicular traffic.

Excellent transport connectivity via the Edinburgh Tram and numerous bus services ensures outstanding accessibility. Nearby occupiers include **Greggs**, **Tesco Express**, **Sainsbury's Local**, **Starbucks** and **William Hill**, alongside a thriving mix of independents.

## DESCRIPTION

The property comprises a well-configured retail unit arranged over ground and basement levels, currently trading as a barbershop, with an attractive glazed frontage onto Leith Walk providing excellent natural light and strong visibility. The ground floor provides the principal trading area, finished to a modern standard, while the basement level offers additional storage space and staff W.C.s. The unit is held on a secure income-producing lease, offering an attractive VAT-free investment opportunity.



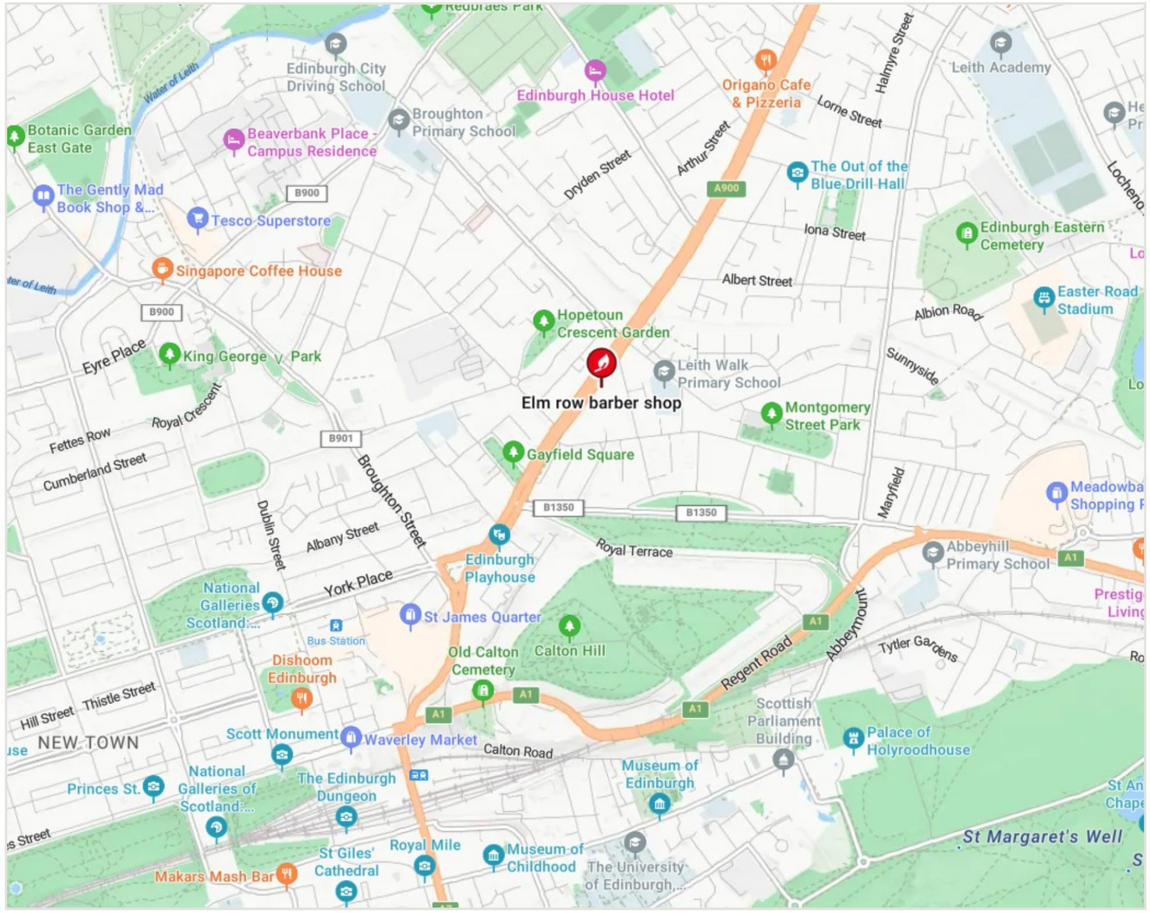


## FURTHER INFORMATION

| | |
|---|---|
| **TENANCY** | Let on a full repairing and insuring (FRI) lease from 1 May 2026 for 10 years, expiring 30 April 2036. Current rent £11,000 pa, rising to £15,000 pa on 1 May 2028. Tenant-only break option on 1 May 2029, subject to six months' written notice. |
| **ACCOMMODATION** | Ground & basement, approximate net internal areas:<br>- Ground Floor 553 sq ft (51.39 sqm)<br>- Basement 515 sq ft (47.86 sqm)<br>- **Total 1,068 sq ft (99.25 sqm)** |
| **PROPOSAL** | Offers in excess of £200,000 for our client's heritable interest, reflecting a Net Initial Yield of 5.39% and a reversionary yield of 7.35% from 1 May 2028, after allowing for standard purchaser's costs. |
| **RATING** | Rateable Value £13,600 · UBR (2026/27) £0.481 · Rates payable **£6,542 pa**. |
| **PLANNING** | The premises benefit from Class 1A consent. |
| **EPC** | An EPC report is available on request. |
| **VAT** | The property has not been opted for VAT; VAT will not be payable on the purchase price. |
| **LEGAL COSTS** | Each party responsible for their own legal and professional costs. The purchaser 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 will be required to provide certain identification documents, requested at the relevant time. |

# 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 August 2026.