

FOR SALE / TO LET

Office with potential for alternative use

TWENTY THREE
OLD FISHMARKET CLOSE



Located in the heart of Edinburgh's old town
1,601 SQ FT | Edinburgh, EH1 1RW

Location & Situation



Edinburgh Waverley railway station and Princes Street tram stop are within easy walking distance of the property. The surrounding area is additionally well provided for in terms of the city centre bus network.

The property is within close proximity to the Scottish Parliament, the Scottish Courts, Edinburgh University and some of the city's key tourist sites and amenity.

Notable Location

- 1 Scottish Parliament
- 2 Dynamic Earth
- 3 Edinburgh University
- 4 Museum of Scotland
- 5 The Supreme Court
- 6 Salsbury Crags / Arthur's Seat
- 7 Holyrood Palace
- 8 Edinburgh High Court
- 9 Edinburgh Sheriff Court
- 10 Edinburgh University Law School
- 11 Edinburgh University Holyrood Campus
- 12 Moray House, Edinburgh University

Transport

- 1 Edinburgh Waverley
- 2 Tram stop (Princes St)
-  Bus links including bus number 3, 5, 9, 23, 27, 29, 30, 33, 35, 45

Notable Occupiers

- 1 Rockstar Games
- 2 BBC, SLR, Vattenfall
- 3 Citigroup
- 4 Food & Drink Federation Scotland, Embassy of Republic of Bulgaria, SNP

Local Amenities

- 1 The Three Sisters
- 2 The Milkman
- 3 Radisson Blu Hotel
- 4 House of Gods Hotel
- 5 Whiski Bar & Restaurant
- 6 Sainsbury's Local
- 7 Makars Mash Bar
- 8 The Devil's Advocate
- 9 Oink Canongate
- 10 Old Town Chambers Hotel

Description



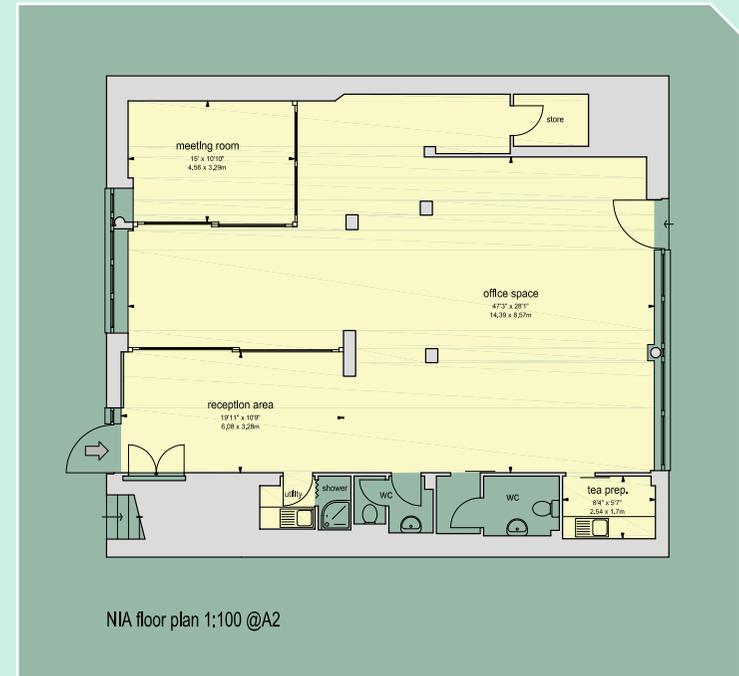
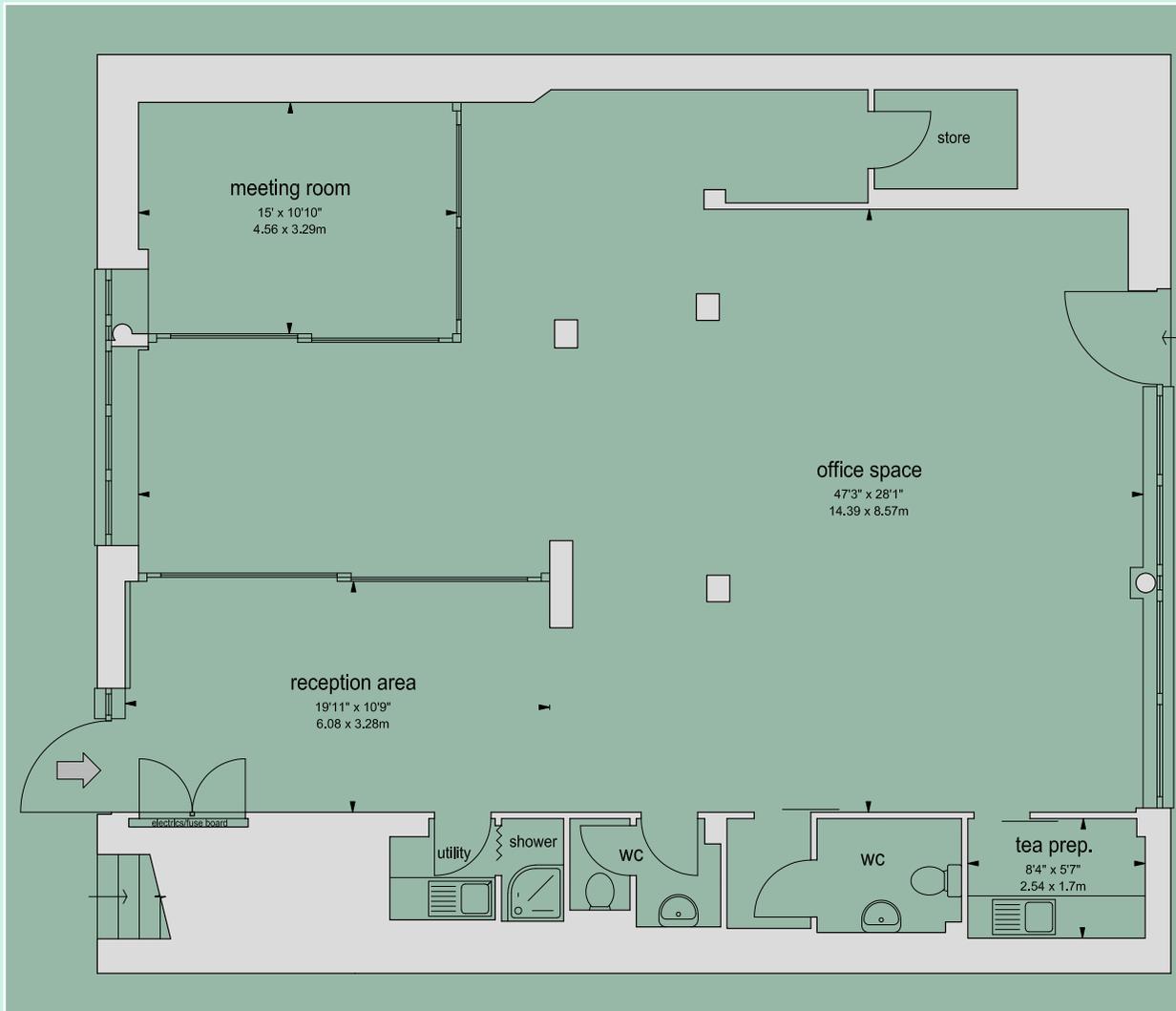
The subject comprises a ground floor open plan office facility with access points from both Bell's Wynd and Old Fishmarket Close.

The suite specification includes:

- Self-contained
- 2 tea preparation areas
- WCs and shower facilities
- Internal storage
- External storage
- Raised access floors with carpet overlays
- Existing meeting rooms
- Perimeter trunking
- Cat 5 data cabling



Floorplans



Availability

Ground Floor – 1,601 sq ft (NIA)

The property also benefits from an external storage area by the Bell's Wynd entrance.

Title Plan

The plan delineates our understanding of the Title boundary.

Interested parties must satisfy themselves as to the boundary as part of their due diligence.

The wider development boundary is outlined in red, the demised area is highlighted in blue.



Rates

The rateable value with effect from April 2026 is £24,900 per annum, of which £12,400.20 is payable.

For more information please contact
Lothian Valuation Joint Board
T: 0131 344 2500
E: enquiries@lothian-vjb.gov.uk

This is intended as a guide only and interested parties are responsible for making their own investigations.

Existing Use and Conversion Potential

The property would be well suited for conversion to leisure, retail or residential use (subject to the relevant consents and any associated policy specific requirements).

The property would also provide an attractive base for a traditional office occupier(s).

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Planning

The property is currently used in accordance with Class 4 (Business) of the Scottish Use Classes Order. The site is located within the formally designated City Centre, Old Town Conservation Area and the World Heritage Site. Under the Edinburgh City Plan 2030, office uses are not explicitly protected.

In planning terms, a change of use should be achievable to a range of uses appropriate in the city centre (residential, short term lets, hotel, leisure/entertainment, F&B, retail), subject to meeting with any associated policy specific requirements.

Interested parties are invited to make their own enquires to the City of Edinburgh Council planning department. For further information on planning please contact City of Edinburgh Council's Planning department at planning@edinburgh.gov.uk

Tenure

Leasehold Title or Heritable Title (Scottish equivalent of English Freehold).

Rental, Lease & Sale Terms

Full details, including rental terms and the sale price, are available on application from the agent.

VAT

The subject has been elected for the purpose of VAT. For letting, the rent and all other outgoings will be subject to VAT at the prevailing rate.

EPC

The EPC of the property is "B". A copy of the EPC certificate is available upon request.

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Contact

For viewings and further information please contact:

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