

DM HALL

For Sale

Photography
Studio / Business
Premises /
Development
Opportunity

154 — 158 Albert
Street, Edinburgh,
EH7 5LT

198.17 SQ M
(2,133 SQ FT)



Property Details

- Unique and rarely available photography studio / business premises available for outright heritable purchase
- Premises is in immaculate condition with little capital expenditure required
- Premises benefits from planning consent for 2 X 2-bedroom main door residential dwellings, planning ref. number 15/055/79/FUL
- Former public house, re-developed in 2010 by the current owners, planning ref. number 10/00150/FUL
- Situated on Albert Street, surrounded by popular Edinburgh districts of Easter Road, Leith Walk, Leith and Abbeyhill
- Full roof replacement / overhaul carried out in October 2024
- NIA of 198.17 SQ M (2,133 SQ FT)
- Offers in excess of £375,000 (exc. of VAT)

LOCATION:

The subjects are situated on Albert Street, within the established districts of Easter Road, Leith and Abbeyhill in Edinburgh, approximately one mile south-east of the city centre.

Easter Road is a vibrant and well-established district, characterised by a diverse mix of commercial and residential uses. It forms a key arterial route connecting Abbeyhill to the south with Leith to the north. The area benefits from strong levels of passing vehicular traffic and pedestrian footfall, generated by both the local population and visitors, as well as an extensive surrounding catchment. The streetscape along Easter Road is predominantly commercial at ground-floor level, comprising a mix of national and independent occupiers, with residential accommodation typically situated on the upper floors.



More specifically, the premises are located at 154—158 Albert Street, occupying a prominent position with return frontage onto Dickson Street. The property is situated approximately 100 metres west of the Easter Road/Albert Street junction and approximately 380 metres east of the Leith Walk/Albert Street junction, providing convenient access to both established commercial thoroughfares.

DESCRIPTION:

The subjects comprise ground floor and basement premises forming part of a larger four-storey, traditional stone-built tenement building, surmounted by what is understood to be a partially pitched and slated roof, with the remainder being a flat elevation.

Access to the premises is provided via two separate entrances: one situated at the far left-hand side of the unit on Albert Street, and a second entrance positioned at the corner, accessed from the return frontage onto Dickson Street. The subjects benefit from electric security shutters fitted to the window elevations and access points.

Internally, the subjects provide bright, welcoming and exceptionally well-presented accommodation, comprising predominantly open-plan studio, business and sales space at ground floor level immediately upon entry. To the left-hand side of the premises is a small kitchenette, W/C compartment and rear office or smaller studio space. Further storage accommodation is available to the rear, together with a larger W/C and shower room, accessed from the rear of the main studio area.

Access to the basement is provided via a large floor hatch positioned to the rear right-hand side of the main studio space, with a steel staircase leading to the lower level. The basement offers conventional storage space and provides access to utility meters.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Area basis and is as follows:

154 — 158 Easter Road, Edinburgh	Accommodation	SQ M	SQ FT
GROUND	Studio, sales, office, kitchenette, shower room, storage, W/ Cs	143.68	1,546
BASEMENT	Storage	54.49	586
TOTAL		198.17	2,133



Property Details

SALE TERMS:

We are seeking offers over £375,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

PLANNING:

The subjects were granted full planning consent for 2 X 2-bedroom main door residential dwellings in October 2025. All information relating to the granted consent can be found on The City of Edinburgh Council's planning portal, noting reference number 15/055/79/FUL.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is a B.

NON-DOMESTIC RATES:

The subjects have a current ratable value of £16,700.

SERVICES:

The subjects benefit from mains gas, electricity, water and sewage.

PROPOSALS:

All proposals to purchase should be sent directly to the sole marketing agents, DM Hall Surveyors.



LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

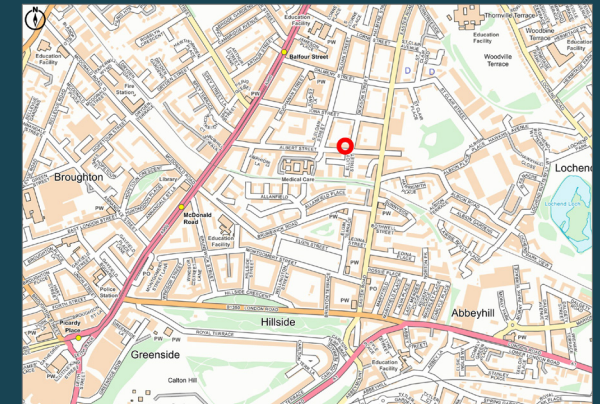
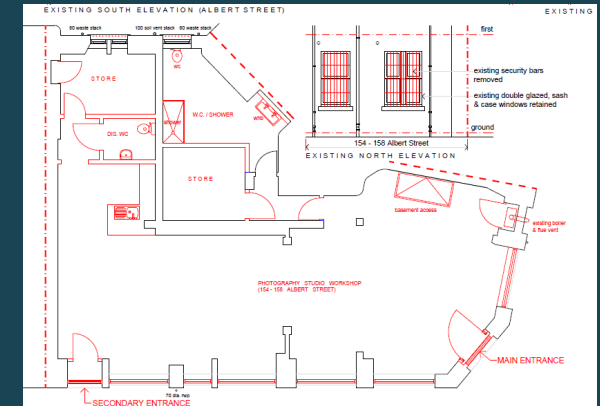
All prices quoted are exclusive of VAT which we understand is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents.

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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DM HALL



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