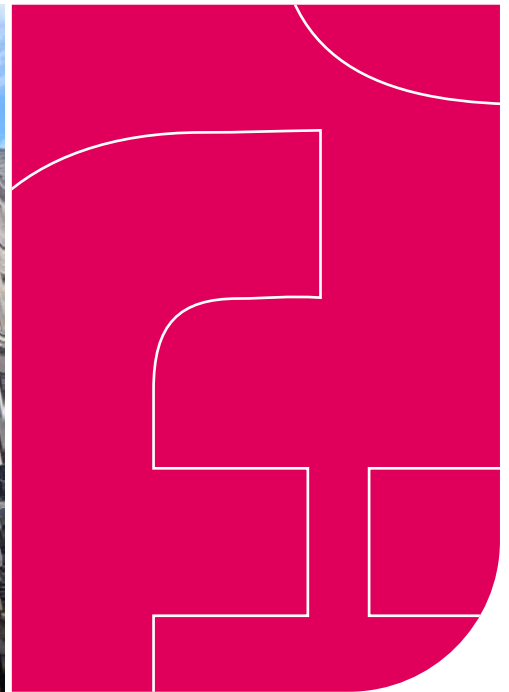




TO LET

- > **ATTRACTIVE CLASS 1A RETAIL UNIT
IN BUSTLING STOCKBRIDGE**
- > **FULLY REFURBISHED & IN MOVE IN CONDITION**
- > **RARELY AVAILABLE AND HIGHLY
SOUGHT AFTER LOCATION**
- > **MAY BENEFIT FROM 100% SMALL
BUSINESS RATES RELIEF**
- > **NET INTERNAL AREA 46.50 SQM (501 SQFT)**
- > **RENTAL OFFERS OF £25,000 PER ANNUM**

Location

Edinburgh, a UNESCO world heritage city, and Scotland's capital city is located approximately 400 miles north of London and 45 miles east of Glasgow. It is a key political, legal and judicial centre and is the second largest financial centre in the UK. The city has a population of approximately 525,000 and a regional catchment of around 1.6 million people. Edinburgh has a diverse economy with more FTSE 100 companies located there than any other city in the UK, outside of London.

The property is located within the highly desirable Stockbridge area of Edinburgh, renowned for its independent retailers, artisan cafes, creative occupiers and numerous bars and restaurants. Situated in the heart of Stockbridge, St Stephen Street is a short walk from Edinburgh city centre and Raeburn Place.

There is a vibrant mix of residential and commercial occupiers, making it one of the most sought-after parades in the city. Nearby occupiers include Starbucks, The Baillie, Purslane, Cullertons and The Avery.

Description

The subjects comprise a Class 1A retail unit arranged over the upper ground floor of a traditional four storey and basement mid terraced tenement. The property benefits from a unique double display frontage. It has recently undergone a fully comprehensive refurbishment including re-wiring, new electric radiators, new flooring, new kitchen and freshly decorated throughout.

The property is arranged to provide a large open plan retail space linking into a smaller rear room with kitchen facilities. There is a single WC.

Find on Google →

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the Net Internal Area to be as follows:

	SQ M	SQ FT
Upper Ground Floor	46.50	501

Lease Terms

The property is available on full repairing and insuring terms for a minimum of 5 years.

Rent

Offers of £25,000 per annum. No VAT is payable on the rent.

Rateable Value

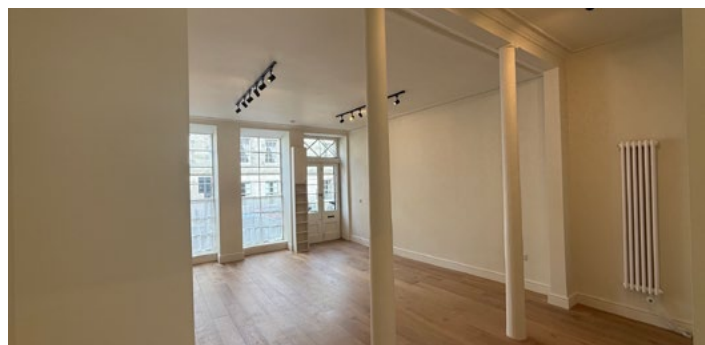
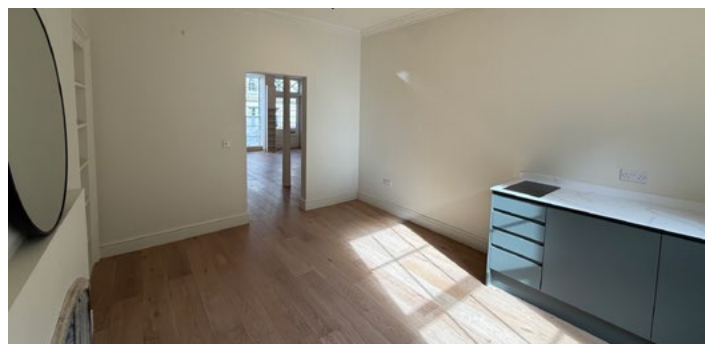
We are advised by the Rates Authority that 56 St Stephen Street has a current **rateable value of £11,900**. Subject to the occupier satisfying the relevant criteria, the property may benefit from 100% small business rates relief, potentially resulting in no business rates being payable.

EPC

The property has an EPC of B.

Date of Entry

By arrangement.



Anti-Money Laundering

To comply with the current anti-money laundering regulations, the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.

Both parties may be required to disclose all relevant information prior to the conclusion of missives to enable the agents to meet their respective obligations under the Regulations.

Legal Costs

Each party shall be responsible for their own costs; however, the ingoing tenant shall be responsible for any registration dues, Land and Buildings Transaction Tax (LBTT) and any VAT payable thereon.



Viewing & Further Information

Viewings strictly by appointment with the sole letting agent:

FT Linden Ltd
28 Stafford Street
Edinburgh
EH3 7BD

T 0131 226 6287
www.ftlinden.com

John Morton MRICS
E john.morton@ftlinden.com

Angus Thomson MRICS
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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **September 2026.**