

FOR SALE

FORMER CHURCH (CLASS 10) /
REVELOPMENT OPPORTUNTIY
(STP)

1 Dean Bridge,
Edinburgh, EH4 3AS

- Prominently situated in close proximity to Edinburgh's West End & City Centre
- Former church extending to 1,548 Sq M (16,830 Sq Ft)
- Suitable for a variety of redevelopment opportunities (STP)
- Offers over £750,000 (Exclusive of VAT)



LOCATION

The subjects are located within Scotland's capital city of Edinburgh, which at present has a resident population of circa 515,000 persons and is considered one of the United Kingdom's strongest regional economies, comprising the country's commercial, cultural and political hub.



Dean Village / Dean Bridge area is an exceptional part of Edinburgh to live and work - combining peaceful riverside living with unbeatable central access and architectural character, all within an easy walking distance of Edinburgh's West End and City Centre.

More specifically, the property lies to the western edge of Dean Bridge which itself connects Edinburgh's New Town to the Learmonth district and is within close proximity to Dean Village which is nestled on the Water of Leith, and has become one of Edinburgh's most cherished retreats for visitors and locals.



HISTORY

1 Dean Bridge, Edinburgh was formerly known as the 'Holy Trinity Church' designed by architect John Henderson and built between 1837 and 1838 in what is known as a 'Neo-Perpendicular Gothic' style. The building boasts stunning stained glass windows by James Ballantine (c. 1860s) and Henry Holiday (c. 1900). In 1957, the property was repurposed for industrial use and served as an electricity transformer station.

However, despite this industrial use, the church retained its original Gothic form and architectural detailing. The former substation was reconverted into a place of worship and is currently occupied by the Christian Centre Ministries

The property is Category B Listed. For further information visit the [Historic Environmental Scotland](#) website.



DESCRIPTION

The subjects comprise a traditional Victorian era stone built church, held under a pitched and slated roof and benefits from an impressive feature clock tower. The building is arranged over lower ground, ground and two upper levels.

Throughout the accommodation the fit out varies, some areas are well fitted in nature with walls largely being plastered and painted. Ceilings are generally of a suspended tiled nature. However, some of the floors are in shell condition.

There is also a stunning garden / terrace area to the front of the property, which boasts exceptional views of Dean Village.

We assume the subjects benefit from Use Class(es) 10 in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.



OPPORTUNITIES

The property is well suited for a variety of uses, to include;

- Current use as a place of worship (Class 10)
- Leisure use
- Residential conversion
- Office use

For the avoidance of doubt any interested party would need to make their own planning related enquiries with the Edinburgh City Council Planning Department.

ACCOMODATION

According to our calculations from measurements taken onsite, we estimate the subjects extend to the following approximate gross internal areas:

Area / Floor	Sq M	Sq Ft
Basement (Crypts & office)	414.30	4,621
Ground (meeting hall)	399.73	4,303
First (meeting rooms)	399.73	4,303
Second (shell)	334.73	3,603
Total	1,548	16,830

Floor plans are available upon request.

PRICE

Offers over £750,000 (Exclusive of VAT). Unconditional offers subject to title and contract are sought and will be preferred by the vendor. We would recommend that interested parties formally note their interest with the selling agents to be kept advised of any closing dates.

EPC

Available upon request

RATEABLE VALUE

According to the Scottish Assessors website, the property has a combined rateable value of £50,100 with rates payable in the region of £23,500 per annum excluding water and sewage which are levied separately.

COSTS

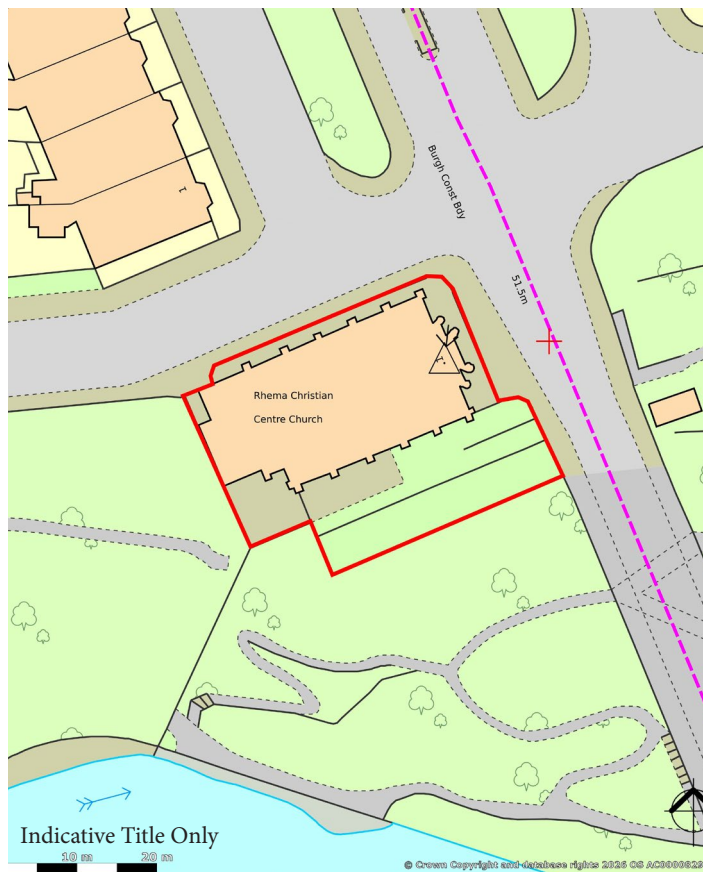
Each party to bear their own reasonably incurred legal costs. The purchaser will be liable for land and buildings transactional tax and registration dues incurred.

VAT

VAT may be chargeable on the purchase price.

ANTI MONEY LAUNDERING

Anti Money Laundering checks are required to be undertaken by Law upon the Purchasers and Sellers associated. Any documents supplied will be retained securely in line with Data Protection Act Regulations.



To arrange a viewing please contact:



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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: March 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.