

5a Duke Street

EDINBURGH

Investment
/ Development
Opportunity
For Sale

Established ground floor
retail unit with associated
basement and upper floors



New lease
agreed with
Waterstones

Key Highlights



Opportunity to purchase a retail unit with significant storage and ancillary areas with development potential



National retailer covenant income stream



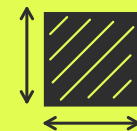
Vibrant Leith location
c.1 mile north of
Edinburgh city centre



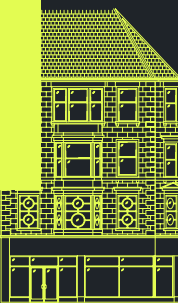
Located adjacent to the
Foot of the Walk Tram Stop



Potential for full Vacant
Possession to be secured
for re-development purposes



21,928 sq ft total arranged
over five floors



Location



Located at the heart of the vibrant Edinburgh neighbourhood of Leith, 5a Duke Street currently forms part of the Newkirkgate Shopping Centre, a strong neighbourhood retailing hub at the foot of Leith Walk.

Edinburgh, Scotland's capital city with a population of over 530,000 people, is the second most visited city in the UK with over 3.85m tourists visiting each year. Benefitting from a high population density and strong student population, the city is one of the strongest retailing centres in the UK.

Leith, a popular residential suburb of Edinburgh, has undergone significant regeneration and development over the past several decades, most notably with the installation of the Edinburgh Trams infrastructure which links Newhaven to Edinburgh International Airport via Leith and the city centre. Historically Edinburgh's port neighbourhood and home to shipbuilding, ropemaking and fishing trades, the area is now home to over 23,500 people with much of the area redeveloped for housing and other mixed use activities.



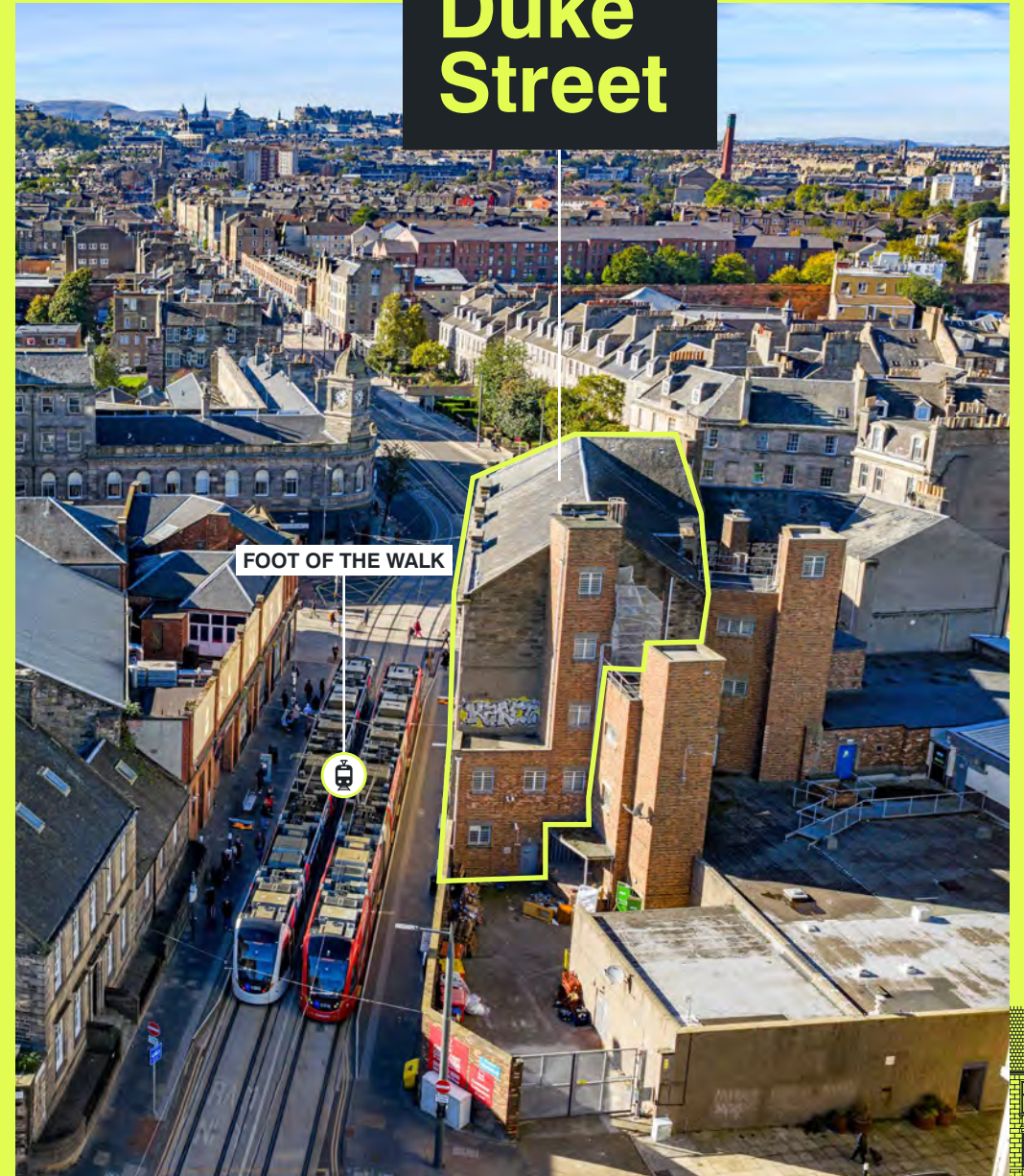
Situation

Situated at the bottom of Leith Walk, the property is well located for public transport access with numerous bus links across the city as well as the light tram service that runs adjacent to the property. Edinburgh International Airport is approximately 50 minutes away by tram or a c.10 mile drive.

The adjacent Newkirkgate Shopping Centre is home to numerous strong national retailers including Lidl, Costa, Peacocks, Boots and Card Factory with the wider area including numerous national and independent retail, leisure and food & beverage operators as well as a Tesco Superstore.



5a Duke Street



Description

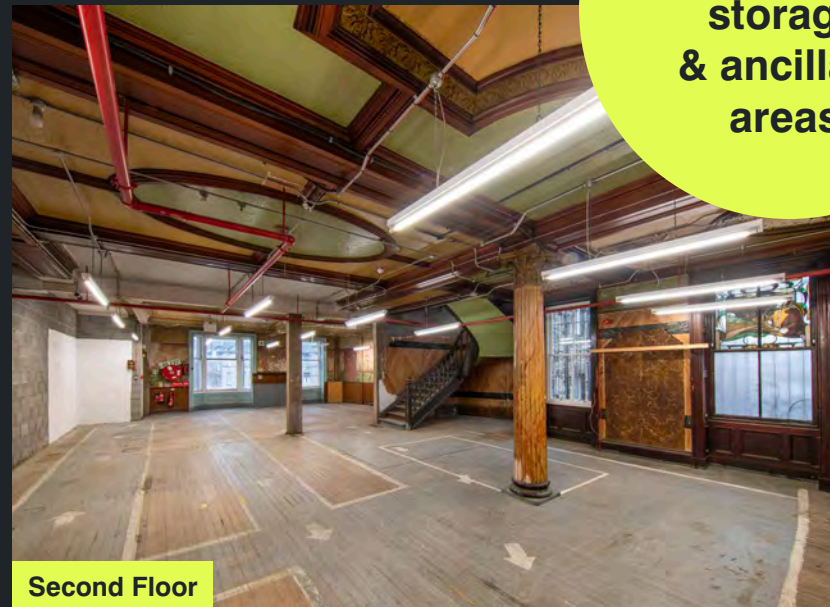
Originally constructed as warehouse and office accommodation on the ground and first floors with flatted accommodation above, the building presently comprises a ground floor retail unit with an expansive plate-glass shopfront on a prominent corner location with an extensive basement and three upper stories. The upper stories have been most recently used as storage space but offer potential for redevelopment.

Constructed of predominantly blonde ashlar sandstone, the building has a pitched slate roof with timber sash and case windows and ornamental cast iron guttering and downpipes. The rear loading access area is of predominantly brick construction with a brick stair tower and later additions to the north.

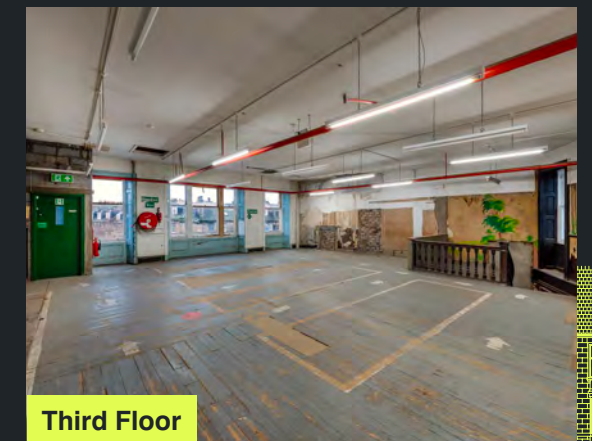
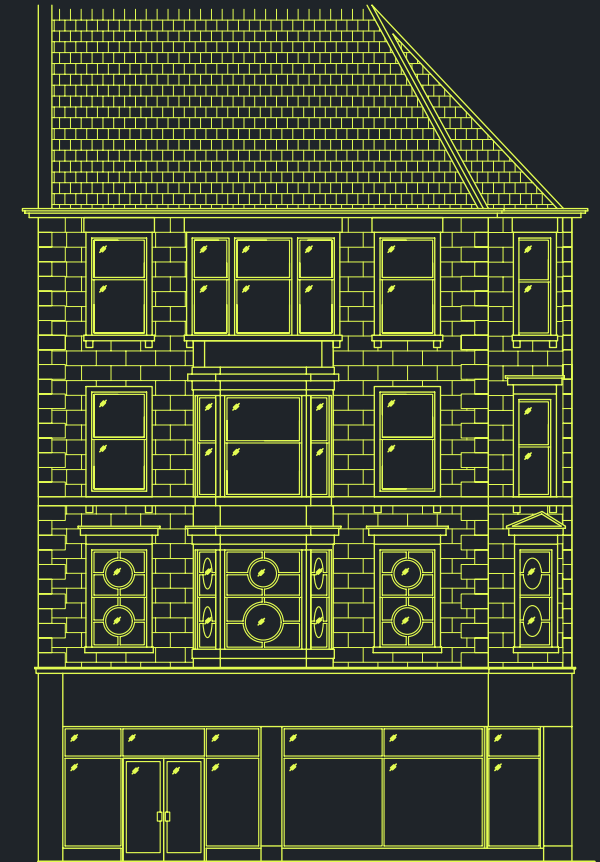


Ground Floor

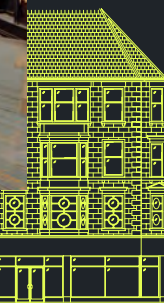
Retail unit with significant storage & ancillary areas



Second Floor



Third Floor



Tenancy

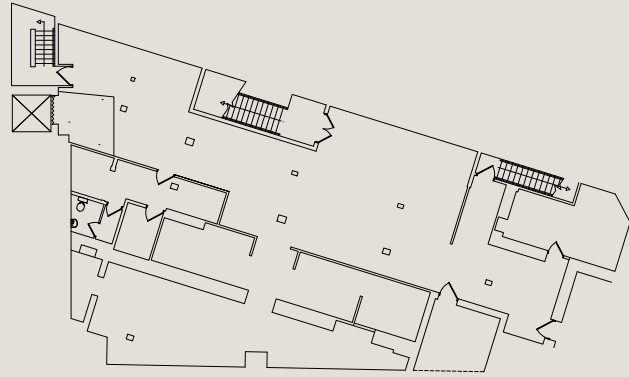
The building currently has a lease in place with the national book retailer Waterstones (Waterstones Booksellers Limited: 00610095) with 10 years term certain unexpired. The current passing rent is £85,000 per annum.

Waterstones, originally founded in 1982, has over 300 bookshops across the UK and Europe through which they employ over 3,600 staff. Focusing on books, stationery and gifts, the business has a 5A 2 D&B Rating. In 2025 it reported a Revenue of £565.63m with a Pre-Tax Profit of £39.98m and a Tangible Net Worth of £93.77m.

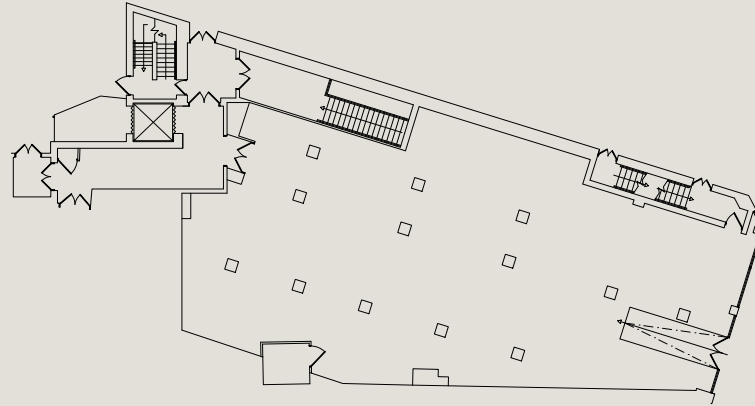
Waterstones



Accommodation



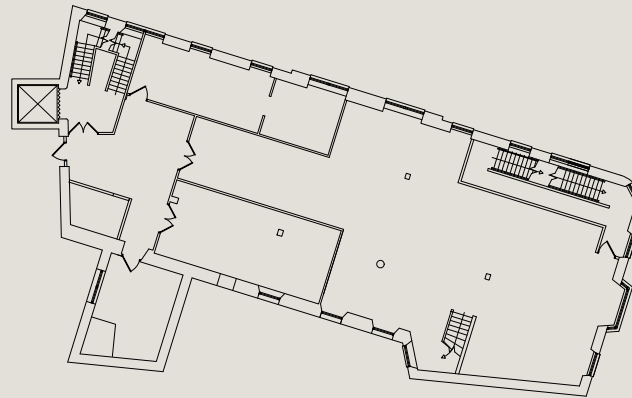
Basement



Ground Floor



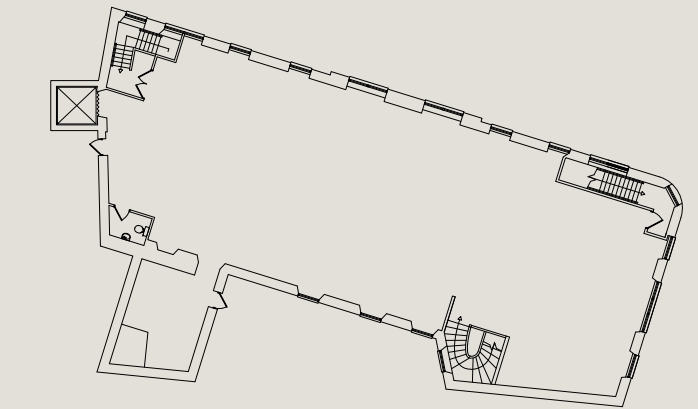
First Floor



Second Floor

The accommodation schedule is as follows:

FLOOR	SQ FT	SQ M
Third Floor	4,122	382.91
Second Floor	4,040	375.35
First Floor	4,617	428.91
Ground Floor	5,012	465.67
Basement	4,138	384.47
TOTAL	21,929	2,037



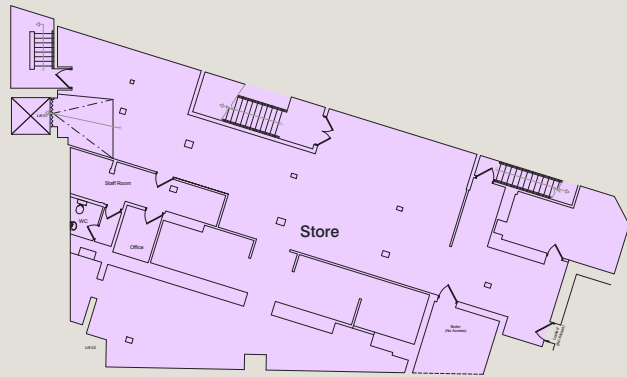
Third Floor

Speculative Residential Scheme

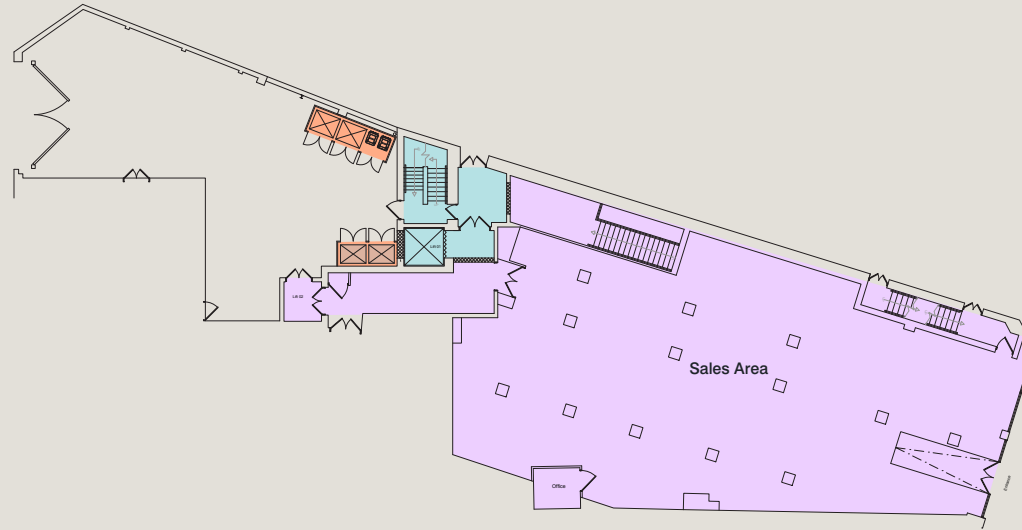
N.B. No permissions have been sought with these plans being provided for indicative purposes only

KEY:

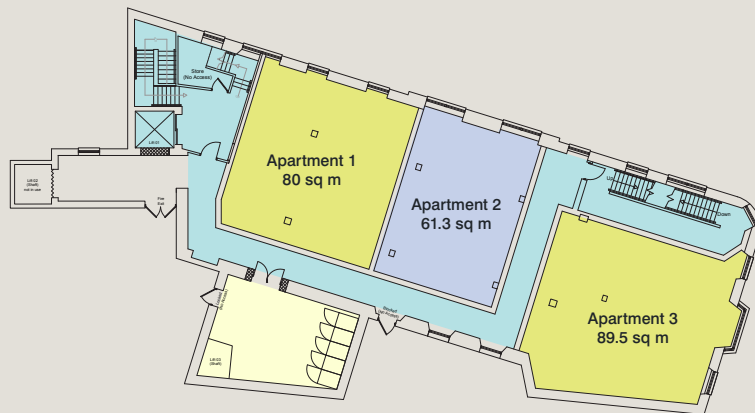
- 1B1P/1B2P
- 2B4P
- Cycle Storage
- Communal Corridor
- Bin Store
- Commercial Area



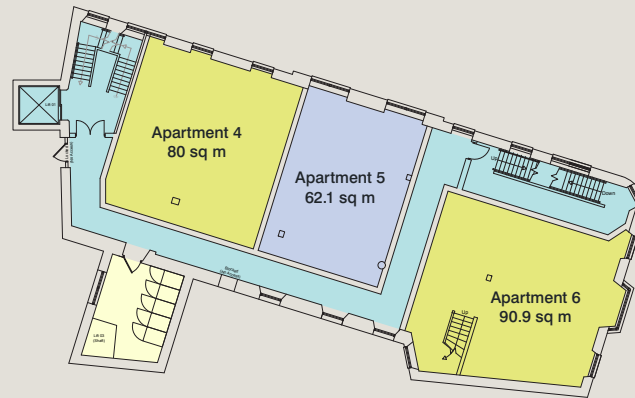
Basement



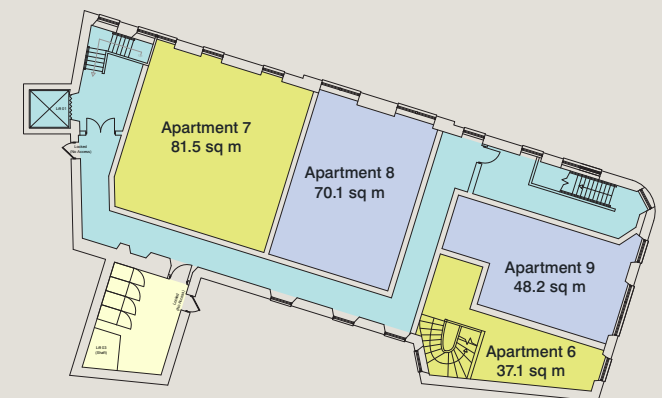
Ground Floor



First Floor



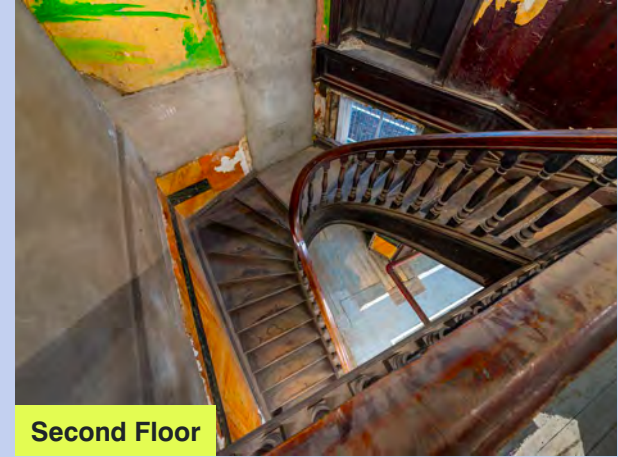
Second Floor



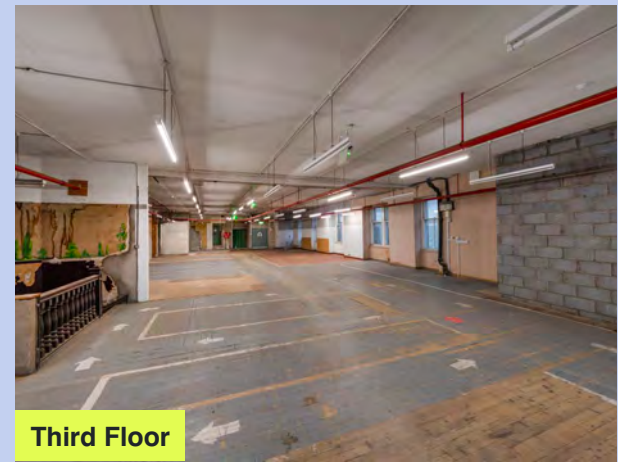
Third Floor



Second Floor



Second Floor



Third Floor



Frontage



Further Information

PLANNING & POTENTIAL USES

Originally constructed as a mixed-use building, the current use is Class 1a.

The property would be suitable for continued occupation under this Use Class or for a range of alternative uses to include residential uses that would be in keeping with the mixed use nature of the area. Any change of use would be subject to obtaining the necessary consents.

The property is Category C listed and sits within the Leith Conservation Area.

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. We invite all offers, including those which are subject to planning.

Parties should note interest with Savills in the first instance in order to be kept informed of any receive further information.

EPC RATINGS

EPC Rating: A (10)

Full Energy Performance Certificate available upon request.

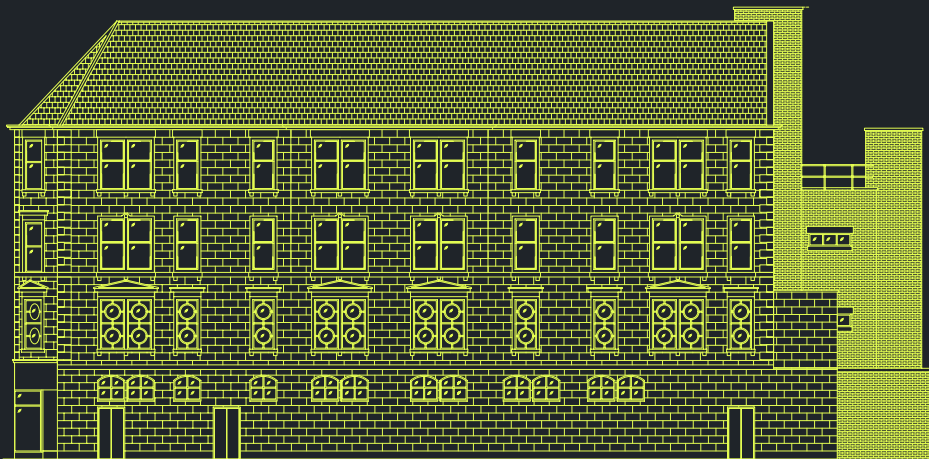
VAT & LEGAL COSTS

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

The property is elected for VAT which may apply.

VIEWINGS

Please note that access to the property is strictly by appointment only with Savills. Please contact the agents listed.



5a Duke Street

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