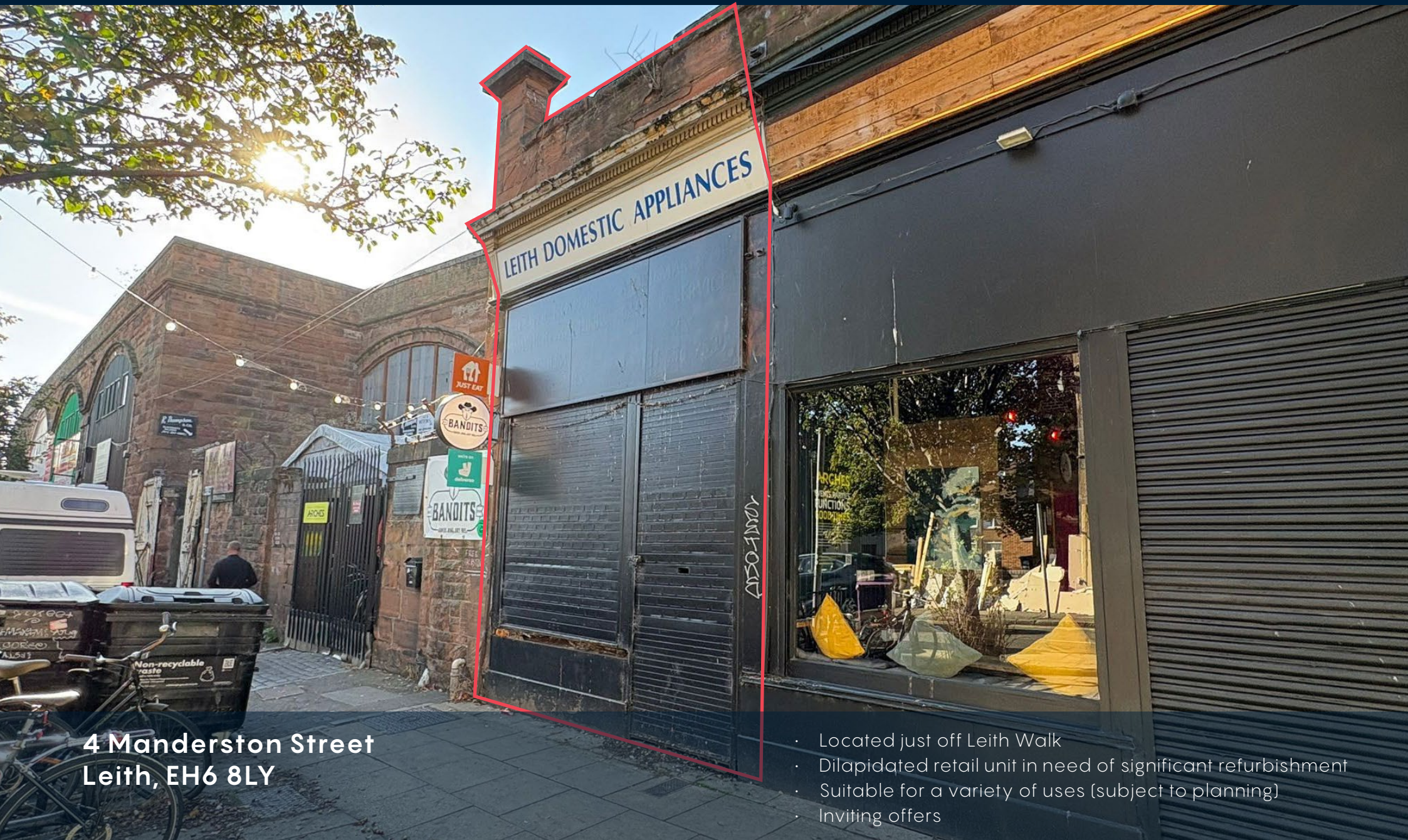


**FOR SALE**  
RETAIL OPPORTUNITY WITHIN CLOSE PROXIMITY TO LEITH WALK



**4 Manderston Street**  
**Leith, EH6 8LY**

- Located just off Leith Walk
- Dilapidated retail unit in need of significant refurbishment
- Suitable for a variety of uses (subject to planning)
- Inviting offers

## LOCATION

The subjects are located on the south side of Manderston Street, close to its junction with Leith Walk, within the popular and well-established Leith district of Edinburgh. The surrounding area is characterised by a mix of retail, leisure, and residential uses, with Leith Walk forming one of the city's key arterial routes linking the city centre to the waterfront.

The immediate vicinity accommodates a wide range of national and local occupiers, including Tesco, Lidl, and a variety of cafés, restaurants, and independent retailers, contributing to steady levels of footfall throughout the day. The subjects also benefit from excellent public transport links, with regular bus services operating along Leith Walk and the recently extended Edinburgh Tram line providing direct connections between Newhaven, Edinburgh City Centre, and Edinburgh Airport.

Manderston Street itself provides vehicular access to Leith Walk and the surrounding residential streets, with on-street parking available nearby. The location is therefore considered highly accessible for both customers and staff, supporting a wide range of potential commercial uses.

## DESCRIPTION

**The subjects comprise a dilapidated retail property lying in a mid-terraced position being of stone construction under a pitched timber and slated roof. The roof has collapses and the interior of the property is in a derelict unsafe condition.**

No internal inspection of the property was undertaken at the date of inspection. The property benefits from metal roller shutter protection over the frontage which appears to contain a recessed timber framed door (rotten) and single timber framed display window (rotten).

It should be noted that the property is in a dilapidated condition with the roof having collapsed and frontage being rotten to the point of requiring to be fully replaced. No internal inspection of the property is available.

## ACCOMMODATION

We were unable to gain access to the property to undertake measurements on site, from the Assessor's Valuation Roll, we have determined that prior to the property falling into a dilapidated state, it extended to the following approximate net internal areas:-

Floor	Sq M	Sq Ft
Ground	29.60	319
Upper Floor	33.99	366
<b>Total</b>	<b>63.59</b>	<b>685</b>

## RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £4,650.

## PRICE

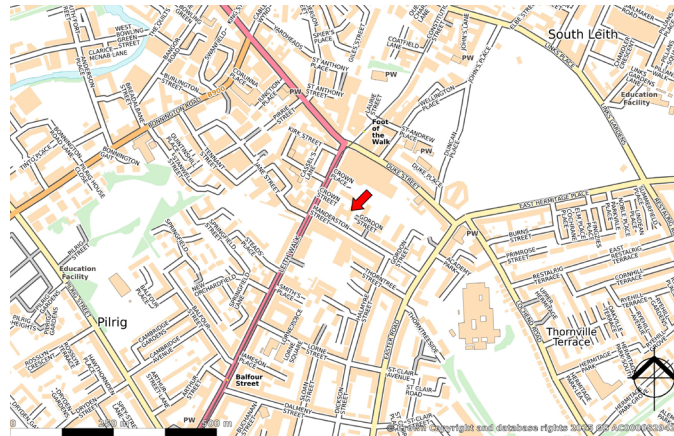
We are inviting offers for our clients heritable interest.

## EPC

N/A

## LEGALS

Each party is to pay their own legal costs and the purchaser will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.



To arrange a viewing please contact:



**CORANN HENDERSON**  
Graduate Surveyor

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Associate

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## IMPORTANT NOTICE

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

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.