

FOR SALE
RETAIL UNIT

 GRAHAM
SIBBALD



84 Walter Scott Avenue,
Edinburgh, EH16 5RL

- Class 1a accommodation extending 72.32 sq m (778 sq ft)
- Located within good local parade
- Could suit a variety of uses (subject to planning)
- Offers over £135,000 (exclusive of VAT)
- VAT free opportunity

LOCATION

The subjects are located approximately three miles southeast of Edinburgh city centre. More specifically, the property is situated on Walter Scott Avenue within a predominantly residential neighbourhood. It occupies a prominent position on the main commercial retail strip at the heart of The Inch community, which is also in close proximity to the Royal Infirmary of Edinburgh.

The property benefits from regular public transport links, with bus services providing convenient access to the city centre and other parts of Edinburgh via Old Dalkeith Road to the north and Gilmerton Road to the south. Nearby occupiers include Omnicare Pharmacy, Scotmid Co-Operative, Scot Bet, and XOX Heat.

The location map highlighting the approximate location is shown below:



DESCRIPTION

The subjects comprise a ground-floor retail unit forming part of a traditional stone-built tenement property, presumed to be held under a pitched slate roof. The property benefits from a prominent frontage, featuring a glazed entrance door to the left hand side and large display windows with secure roller shutters.

Internally, the unit is configured to provide an open-plan retail space at the front. Ancillary accommodation to the rear includes a storage area, a small kitchenette, and WC facilities. At present, the property is in a shell condition and benefits from rear street access.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:-

FLOOR	SQ M	SQ FT
Ground Floor	72.32	778
Total	72.32	778

RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £4,300. Occupiers therefore could benefit from 100% rates relief in line with the small business bonus scheme.

PRICE

We are instructed to seek offers over £135,000 (exclusive of VAT)

EPC

Available upon request.

VAT

All prices are quoted exclusive of VAT. However we understand the property is not elected to tax and therefore no VAT is payable.

LEGALS

Each party is to pay their own legal costs and the incoming tenant 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

corann.henderson@g-s.co.uk
07776 844 275



MURDO MCANDREW
Associate

murdo.mcandrew@g-s.co.uk
07799 159 665

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: November 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.