

**TO LET**  
**FORMER CHURCH SUITABLE FOR VARIETY OF BUSINESS USES.**

**GRAHAM  
SIBBALD**

**227 Granton Road,  
Edinburgh, EH5 1HD**

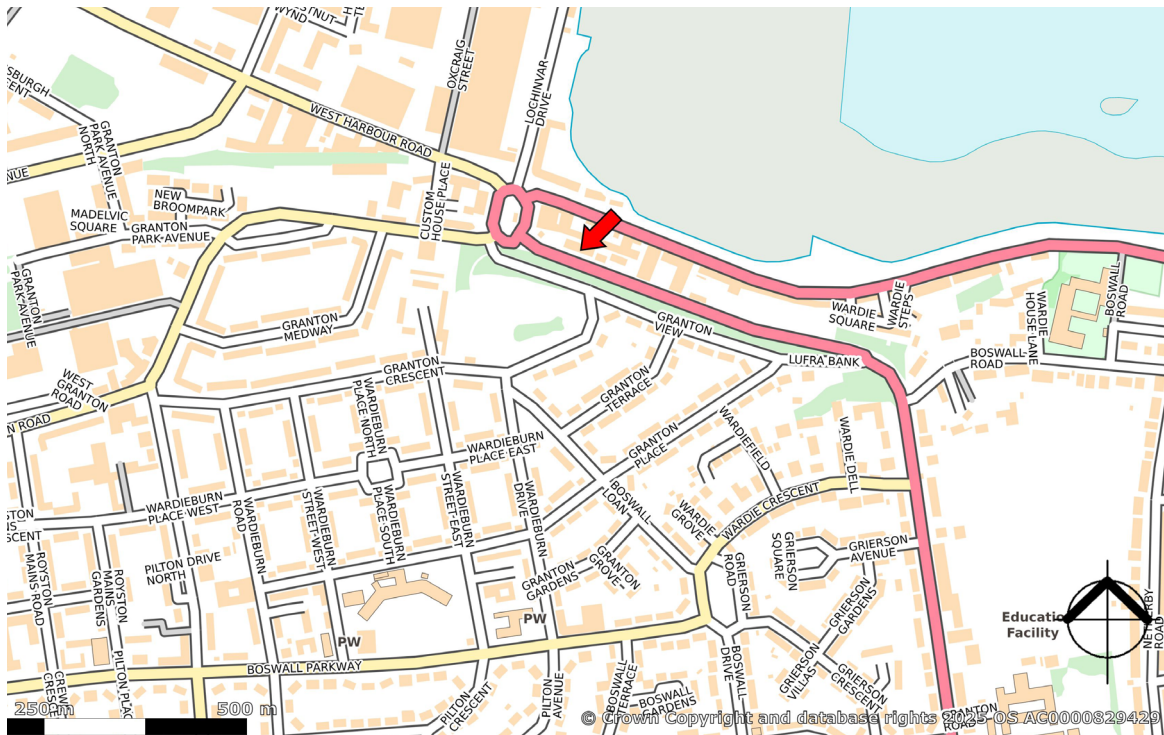
- Flexible or long term lease available
- Suitable for a variety of uses (STP)
- In close proximity to Granton Harbour
- Accommodation extending 209 sq m (2,250 sq ft)
- Price on Application

## LOCATION

The subjects are located on Granton Road, within the established residential district of Trinity, approximately 2.5 miles north of Edinburgh city centre. Granton Road forms a well-used arterial route linking the city centre with the northern suburbs of Granton and Newhaven, and in turn connects with Ferry Road, providing access to the wider city and surrounding arterial routes.

The immediate area is primarily residential in character, with a mix of traditional Victorian and Edwardian stone-built tenements, terraced housing and later infill developments. Local landmarks include Granton Harbour, a key part of the area's maritime history, and Granton Waterfront which offers views over the Firth of Forth. With Granton's proximity to the city centre, the area is becoming an increasingly attractive location for both businesses and residents.

Public transport connections are strong, with several Lothian Bus services operating along Granton Road and nearby Ferry Road, offering direct links to the city centre, Leith, and other parts of the city. Edinburgh city centre, Waverley Railway Station, and the West End are all within a 10–15 minute drive, while the A90 provides onward access to the Forth Road Bridge and the motorway network. There are ongoing discussions about the potential tram extension to Granton.



## DESCRIPTION

The subjects comprise the former Grant Parish Church, a substantial detached building of traditional stone construction set beneath a pitched slated roof built in 1877. Recently used as a workshop, the space offers flexible accommodation suitable for a variety of uses (STP).

Internally, the principal area comprises a large open-plan hall space with high vaulted ceilings, timber finishes, and original period detailing, reflecting the building's ecclesiastical origins. Ancillary accommodation includes a number of smaller office rooms, storage space, and toilet provision. The building retains many of its original features, including stained glass windows and stonework detailing, while offering flexible internal accommodation suited to a variety of potential alternative uses, subject to securing the necessary statutory consents.

A mezzanine level has been erected within the main hall space. We are unable to advise on the structural integrity of this level and would advise an prospective tenant to seek professional advice or remove it.

Externally, the subjects are set within their own grounds, with areas of hard and soft landscaping, together with scope for off-street car parking.

## 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	209	2,250
<b>Total</b>	<b>209</b>	<b>2,250</b>



## RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £9,100. Therefore, any potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

## RENT

Price on Application.

## LEASE TERMS

Short term and long term lease offers are invited.

## 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: October 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.