

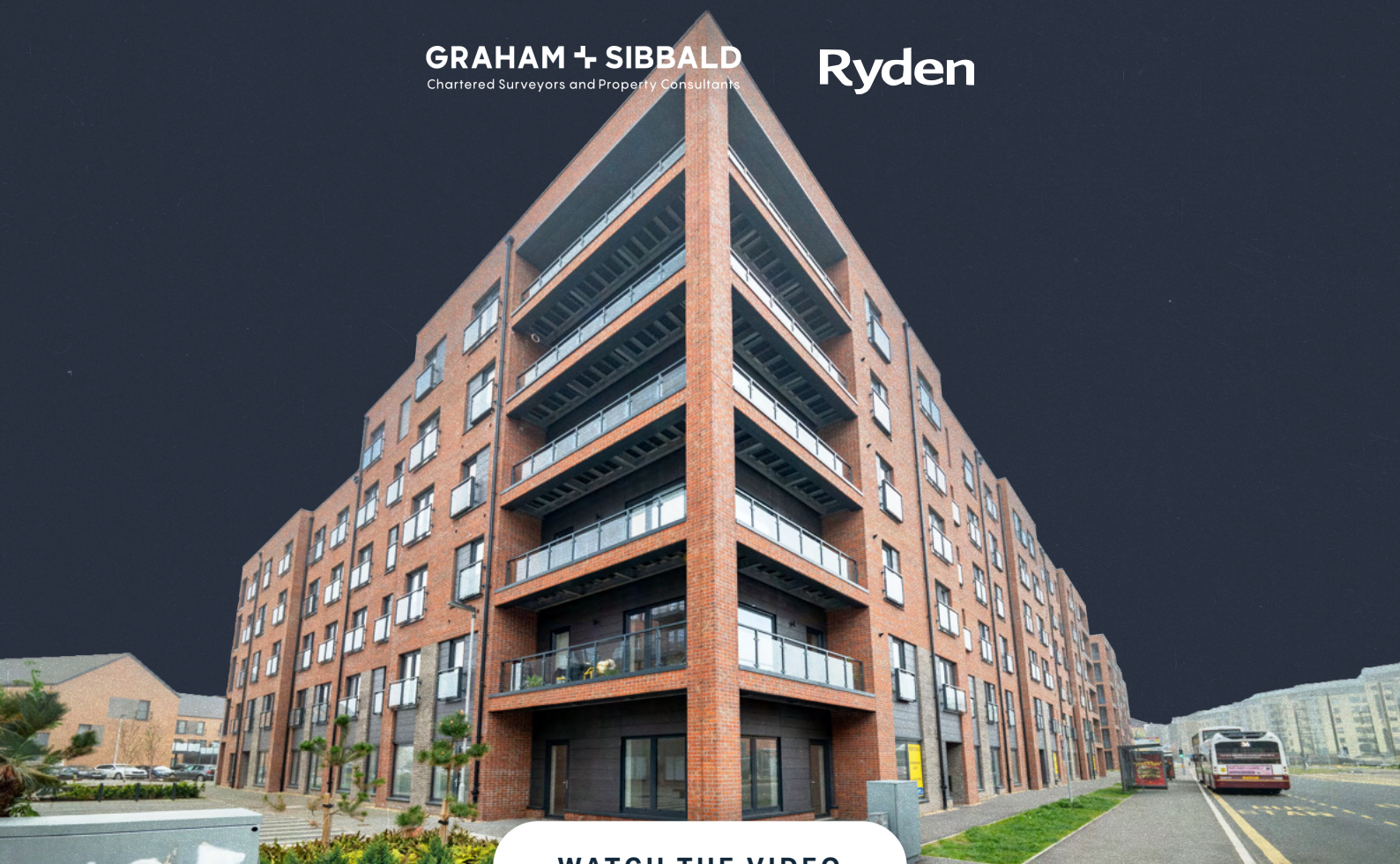
FOR SALE

# Waterfront Plaza

RETAIL/ OFFICE/ STUDIO  
COMMERCIAL UNITS

**GRAHAM + SIBBALD**  
Chartered Surveyors and Property Consultants

**Ryden**



**WATCH THE VIDEO**

BLOCK C + D | WATERFRONT PLAZA  
LEITH | EDINBURGH EH6 6BH



FOR SALE  
EDINBURGH EH6 6BH

# Great opportunity to purchase brand new commercial units within Cala Homes development scheme.



Variety of units available for a wide range of end uses



Lies directly opposite one of Edinburgh's Largest shopping centres Ocean Terminal



Benefits from great transport links and immediate access to Edinburgh's bus and tram network



Unit sizes from 361 - 1,085 sq ft (34 - 100 sq m)



Prices starting from £85,000 ex VAT



BLOCK C+D - WATERFRONT PLAZA



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## CALA Homes Waterfront Plaza is situated within the shore area of Leith, approximately 2 miles to the north of Edinburgh's City Centre.



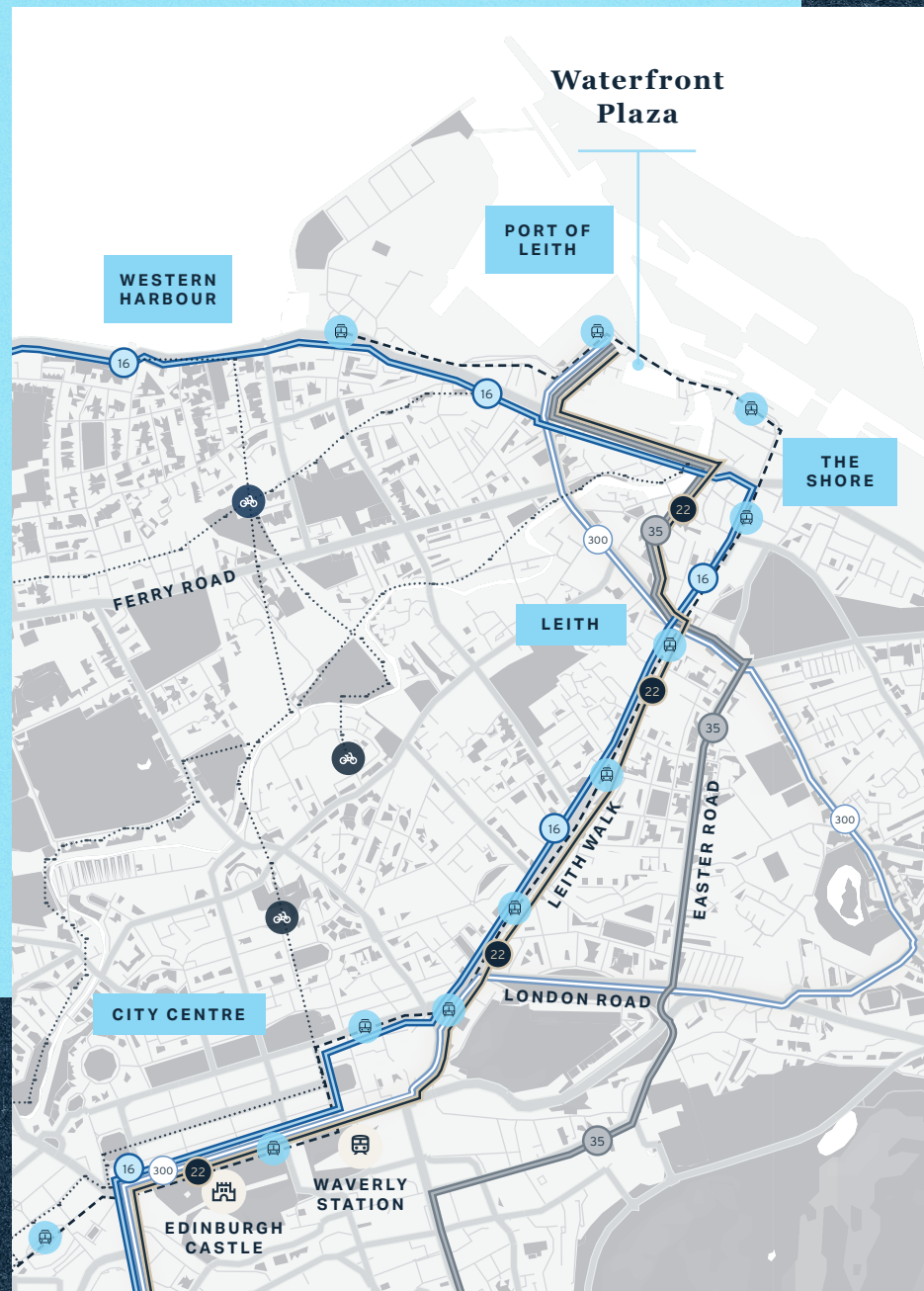
More specifically the subjects are located directly opposite one of Edinburgh's largest shopping centre Ocean Terminal, comprising 440,000 sqft of retail and leisure accommodation.

The subjects front on to Ocean Drive being accessed just off the junction of Commercial Street and Lindsay Road (A901) offering a great transport links into all areas of the city centre.

The tram extension was completed in Spring 2023 which goes directly past the subjects offering further accessibility.

Lying just to the rear of Ocean terminal is The Royal Yacht Britannia and recently opened is Scotland's first Vertical distillery Port of Leith both of which will attract tourists year-round.

There are further plans for 338 build to rent apartments as part of the Skyliner development all of which will significantly increase the immediate population in and around the subject properties.



TRAM LINE



CYCLE ROUTE

BUS ROUTES



BLOCK C+D - WATERFRONT PLAZA



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## DESCRIPTION

# Vibrant mix of amenities with the well-established Ocean Terminal retail and leisure complex adjacent to the development.

The properties themselves comprise ground floor commercial units as part of the larger new development of high-quality apartments by CALA Homes.

Each property has been built to a shell condition specification benefitting from:



Double Glazed Frontages



Great Natural Daylight



Gas and electricity supplies (capped)



High Speed broadband capacity



**BLOCK C+D - WATERFRONT PLAZA**









## ACCOMMODATION

Variety of units suitable for a wide range of uses located directly opposite one of Edinburghs Largest shopping centres Ocean Terminal.

### BLOCK C GROUND FLOOR

Plot	Type	Sq. ft	Price (offers over)
171	Commercial	819	£160,000
184	Commercial	495	Under Offer
185	Commercial	1,076	<b>SOLD</b>
186	Commercial	863	<b>SOLD</b>
201	Commercial	614	<b>SOLD</b>
211	Commercial	516	<b>SOLD</b>
212	Commercial	1,076	<b>SOLD</b>
213	Commercial	494	<b>SOLD</b>
438	Commercial	361	<b>SOLD</b>

-  - COMMERCIAL UNITS
-  - BIKE PARKING
-  - COMMON AREAS
-  - BIN STORE









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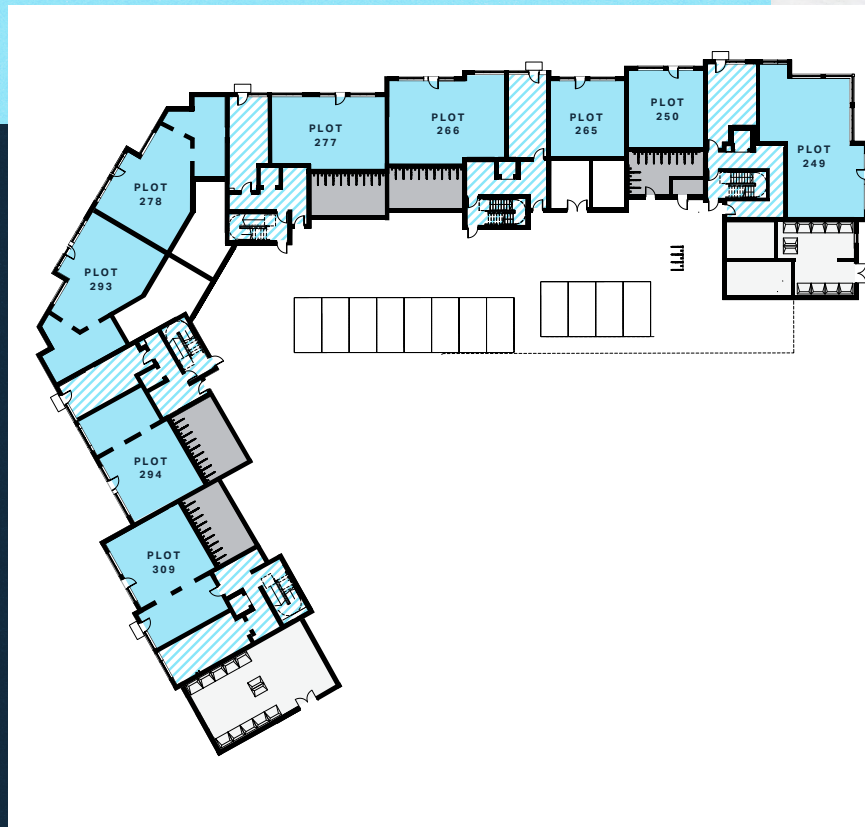


## ACCOMMODATION

### BLOCK D GROUND FLOOR

Plot	Type	Sq. ft	Price (offers over)
249	Commercial	1,085	£210,000
250	Commercial	524	<b>SOLD</b>
265	Commercial	516	Under Offer
266	Commercial	858	£167,000
277	Commercial	830	£162,000
278	Commercial	967	Under Offer
293	Commercial	967	Under Offer
294	Commercial	830	£162,000
309	Commercial	764	£150,000

-  - COMMERCIAL UNITS
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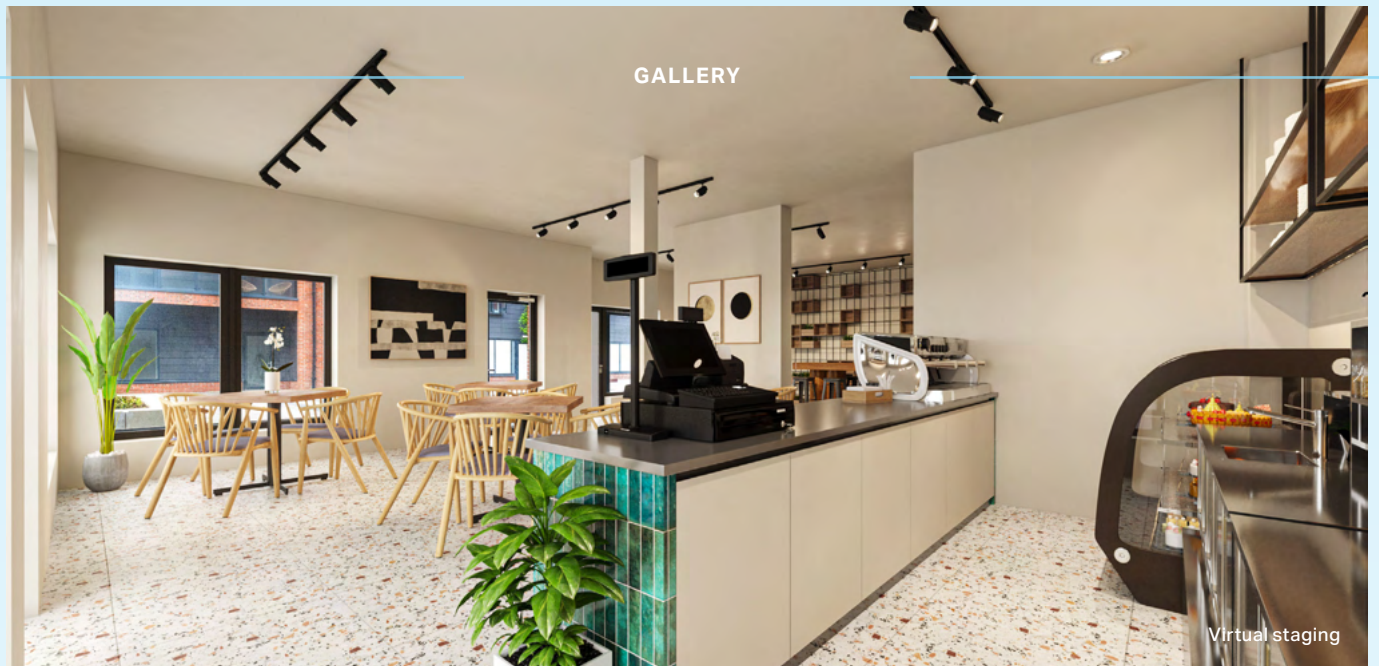




GALLERY











# Waterfront Plaza

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## RATEABLE VALUE

The properties will be required to be assessed on completion of development however we anticipate that most units should benefit from 100% relief in line with the small business bonus scheme.

## USES

The subjects benefit from a variety of use classes in accordance with the Town and Country Planning (Use Classes) Scotland order 1997 as noted below:

**Class 1A** (Retail, Financial Professional & other Services)  
**Class 4** (Business)

Other uses may be permitted subject to planning.

## OFFERS

Offers are invited for the available units. Interested parties are advised to note their interest in writing to the joint selling agents.

## LEGAL COSTS + VAT

Each Party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT and registration dues.

All figures are exclusive of VAT which is payable at the prevailing rate on the purchase price.

## FACTORING CHARGE

A small charge will be applicable for each unit. Details are available from the joint selling agents on application.

## FURTHER INFORMATION

On the instructions of Cala Homes, please contact the joint selling agents for further information or to arrange a viewing:

### GRAHAM + SIBBALD

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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. A list of Partners can be obtained from any of our offices. 6. Date of Publication: September 2024