

# VAT ELECTED INVESTMENT FOR SALE

## CLASS 1A PREMISES

Rare local investment opportunity  
within Edinburgh's West End

Inviting offers over £340,000

Attractive Net Initial yield of 7.25%

Passing rent of £25,500 per annum

Premises extend to 133.31 sqm  
(1,435 sqft)

Extremely high levels of vehicular and  
pedestrian passing trade

Central location in close proximity to  
Haymarket train station and the new  
'Haymarket Edinburgh' mixed-use  
development



WHAT 3 WORDS



69 HAYMARKET TERRACE, EDINBURGH, EH12 5HD

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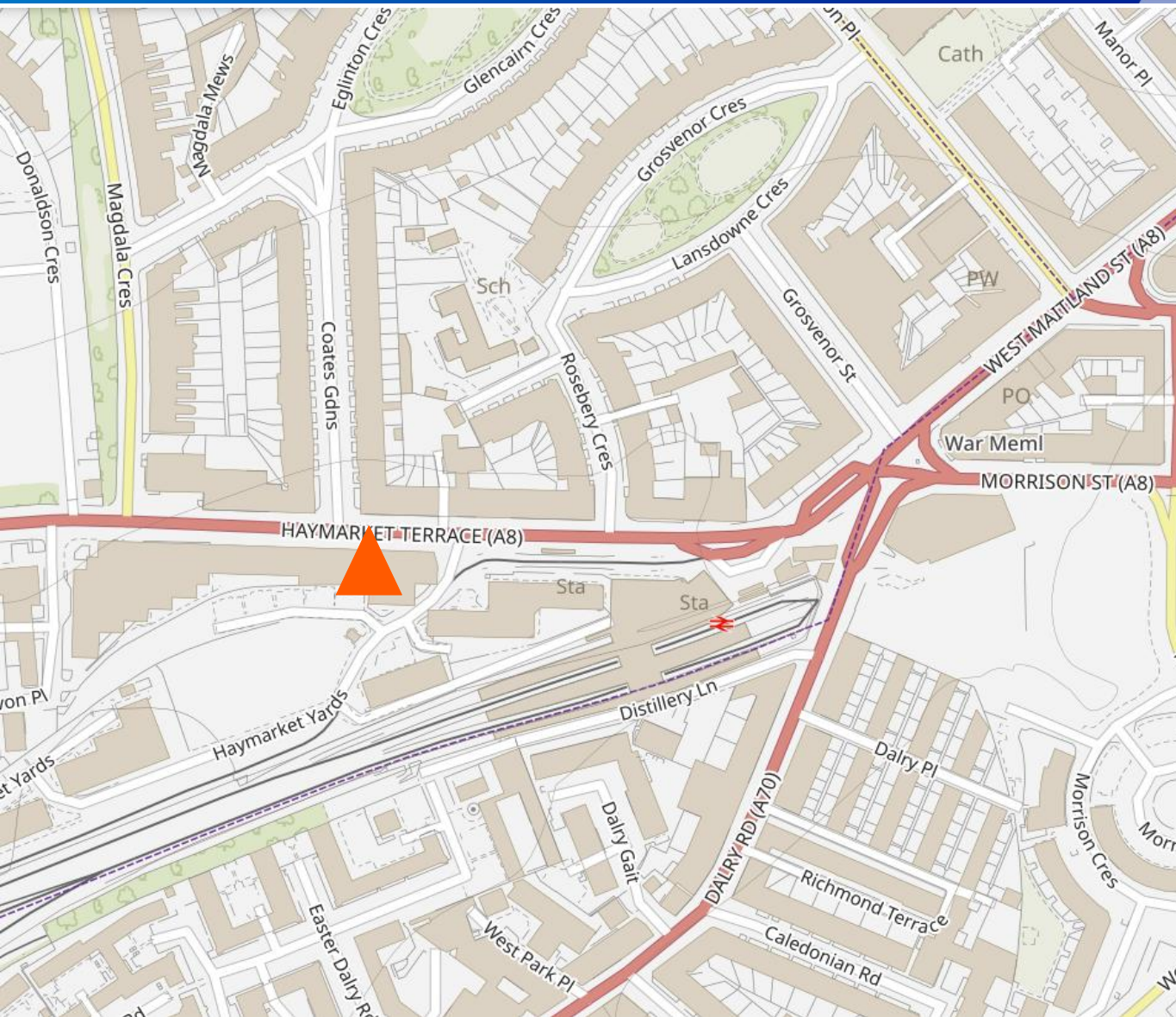






# Location

69 HAYMARKET TERRACE, EDINBURGH, EH12 5HD



## Location

Situated in the heart of Scotland's capital, 69 Haymarket Terrace enjoys a prominent position on the south side of this key arterial route, nestled between the junctions of Haymarket Yards to the east and Devon Place to the west.

Just a quarter of a mile west of the city centre, the property lies within the vibrant and highly sought-after West End district. Haymarket Terrace serves as a major gateway into Edinburgh from the west, offering excellent connectivity via road, tram, and rail.

The premises benefit from a wide range of public transport options, including numerous frequent bus services, direct tram access, and only a three-minute walk to Haymarket Station, one of the city's primary transport hubs.

This stretch of Haymarket Terrace is a well-established secondary retail parade, home to a mix of national and independent retailers. Notable nearby occupiers include Tesco Express, M&S Foodhall, Starbucks and Black Sheep Coffee, contributing to strong footfall and an attractive trading environment.

**Rare Investment Opportunity in  
Edinburgh's Haymarket District**



VIRTUAL TOUR





# Description

69 HAYMARKET TERRACE, EDINBURGH, EH12 5HD



## Description

The subjects comprise a well-presented retail unit arranged over the ground and basement levels of a traditional five-storey and basement stone-built tenement. Currently occupied by Foot Massage Spa, the property benefits from Class 1A (Retail/Office) consent.

Internally, the ground floor offers an open-plan layout while the basement, accessed via a timber staircase, provides useful ancillary space, including storage and WC facilities.

The unit is well-configured and highly adaptable, making it suitable for a wide range of potential uses, such as office, professional services, café, retail, or, subject to securing the appropriate consents, hot food takeaway.

This listing offers an extremely rare investment opportunity within the heart of Edinburgh's most desirable locations.





## Price

Offers over £340,000 are invited for the freehold interest.

## Rateable Value

The subject's current rateable value is £8,000, which results in a 100% rate relief, subject to tenant circumstances.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

The property is elected for VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

FRI LEASE	
Tenant	Life Zhang
Rent per annum	£25,500
Duration	8 August 2022 – 17 March 2035
Tenant break option	18 March 2030
Rent review	19 March 2028
Lease	A copy of the lease & associated documents are available upon request

Accommodation	SqM	SqFt
Ground Floor	47.47	511
Basement	85.82	924
<b>Total</b>	<b>133.31</b>	<b>1435</b>

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **June 2025**

