

# DM HALL

For Sale

Lower Ground  
Floor Class 1A  
Premises

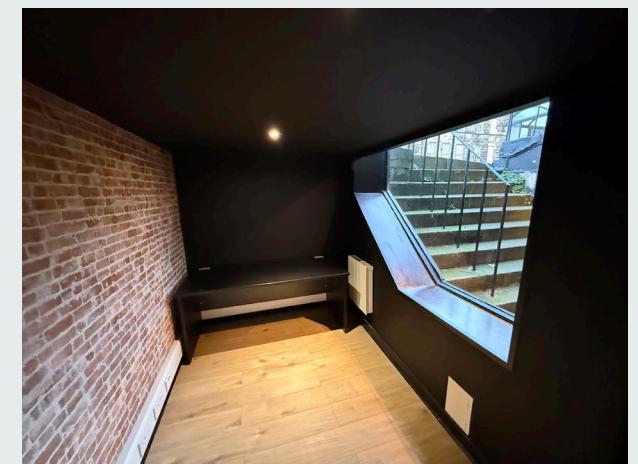
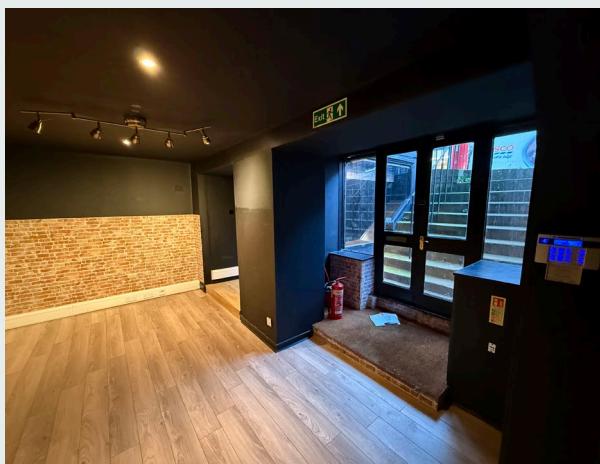


31A Dundas Street  
Edinburgh  
EH3 6QQ

101.97 SQ M  
1,098 SQ FT

# Property Details

- Rarely available lower ground floor class 1A premises
- Offered to market on a For Sale / outright heritable purchase basis
- Strategically positioned in the desirable and affluent New Town area of Edinburgh
- Ideal for owner occupation or investment purposes
- Currently suitable for all class 1A uses / may also suit change of use, subject to all relevant planning consents being obtained
- Benefits from high levels of pedestrian footfall and passing vehicular trade
- Offers over £375,000 (exc. of VAT)



**LOCATION:**

Dundas Street to the North of Edinburgh's city centre, is located in Edinburgh's well established New Town district and is considered to be one of the city's most popular and affluent secondary retailing locations.

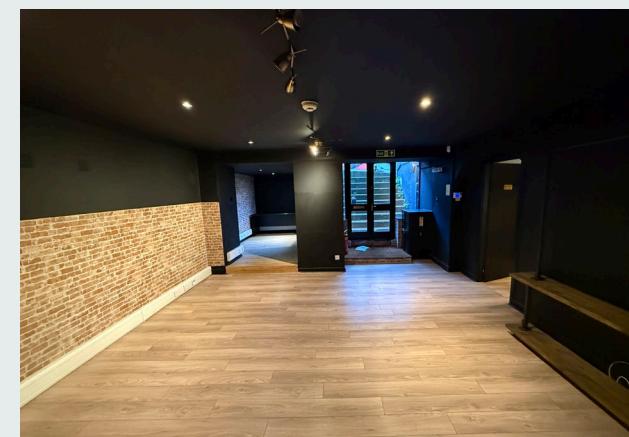
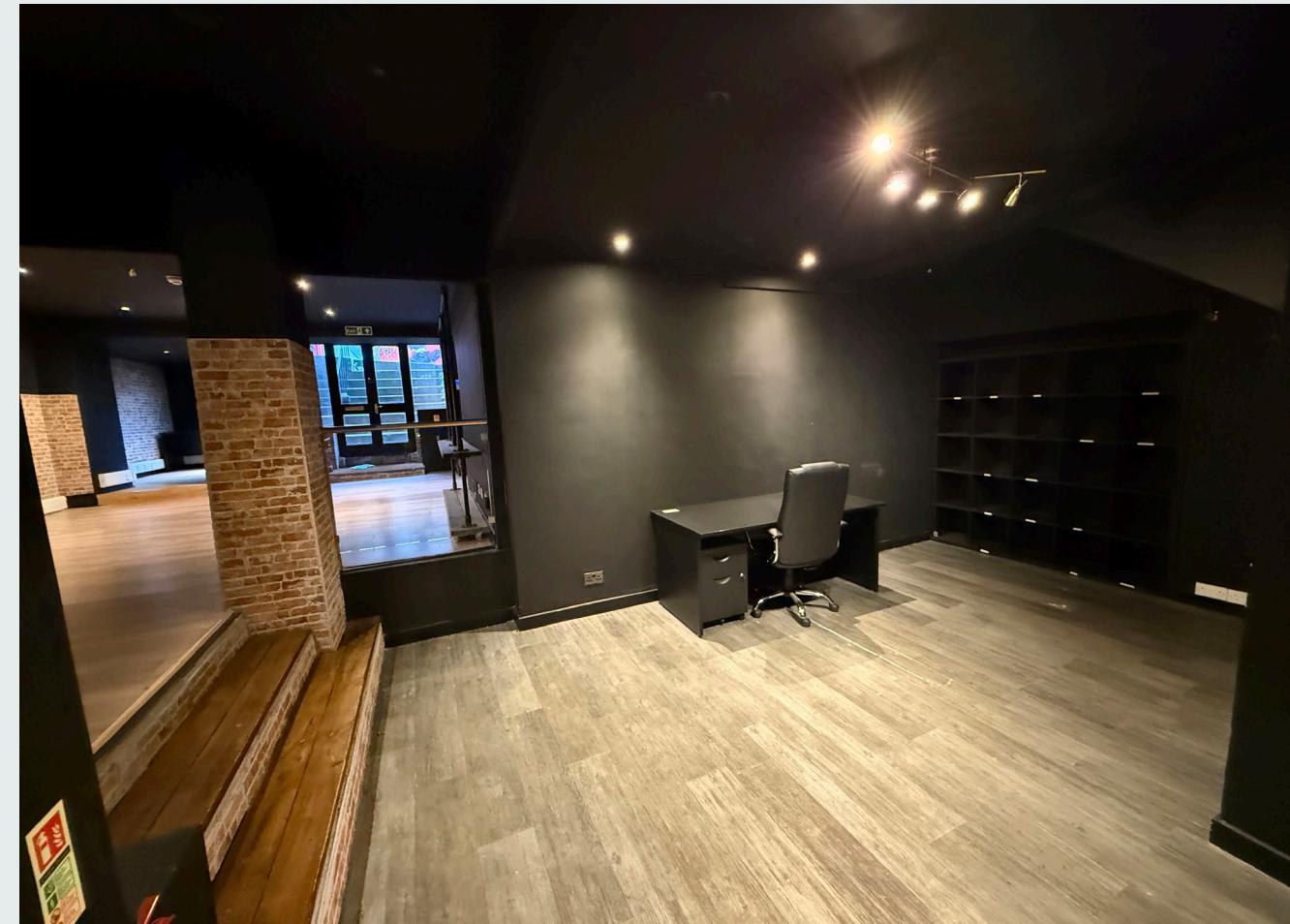
More specifically, the premises itself at 31A Dundas Street is located on the west-side of the street, approximately 45m metres from the crossroad that links the northern end of Dundas Street with Great King Street. The premises is further located approximately 500m to the north of Edinburgh's central hub of George Street and Princes Street, thus making it an easy and attractive walking distance from Edinburgh's main city centre attractions. Dundas Street in it's nature is a mixed commercial and residential area and boasts a considerable range of shops, cafes, restaurants and galleries.

The exact location of the subjects is highlighted on the below plan.

**DESCRIPTION:**

The subjects comprise a lower ground floor class 1A premises of stone construction, contained as part of a larger 4 storey traditional stone-built tenement premises, surmounted by what we assume to be a pitched and slated roof.

Internally, the subjects offer a mix of space with a larger open plan area upon entry, with a small cellular room to the left-hand side as well as a further small room to the right-hand side, which drops back behind the entry door. Further open plan space is offered to the rear of the premises down some internal steps, with a further larger room, 2 X W/C compartments and a small kitchenette also found. A rear fire exit door offers access to the communal garden area to the back of the building.



## ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

31A Dundas Street	Floor	SQ M	SQ FT
Retail, office, storage, kitchenette	Lower Ground	101.97	1,098

## SERVICES:

The subjects benefit from mains electricity, gas, water and sewage.

## SALE TERMS:

We are seeking offers over £375,000 (exc. of VAT) for the outright purchase of our client's heritable interest (Scottish equivalent of English freehold).

## ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON-DOMESTIC RATES:

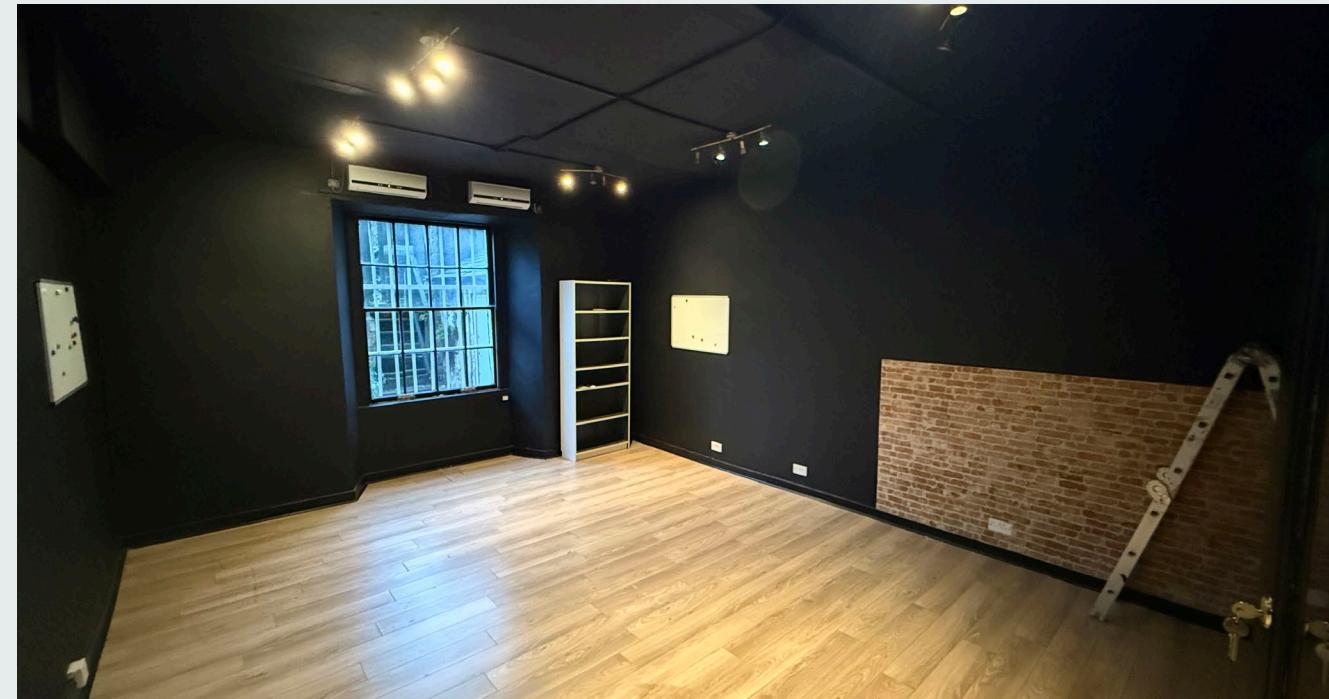
According to the Scottish Assessors Association website, the subjects have a current rateable value of £14,800, although we understand this to be increasing to £17,600 as of the 1st of April 2026

## PROPOSAL:

All proposals to purchase should be sent directly to the sole marketing agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.



# Property Details

## VAT:

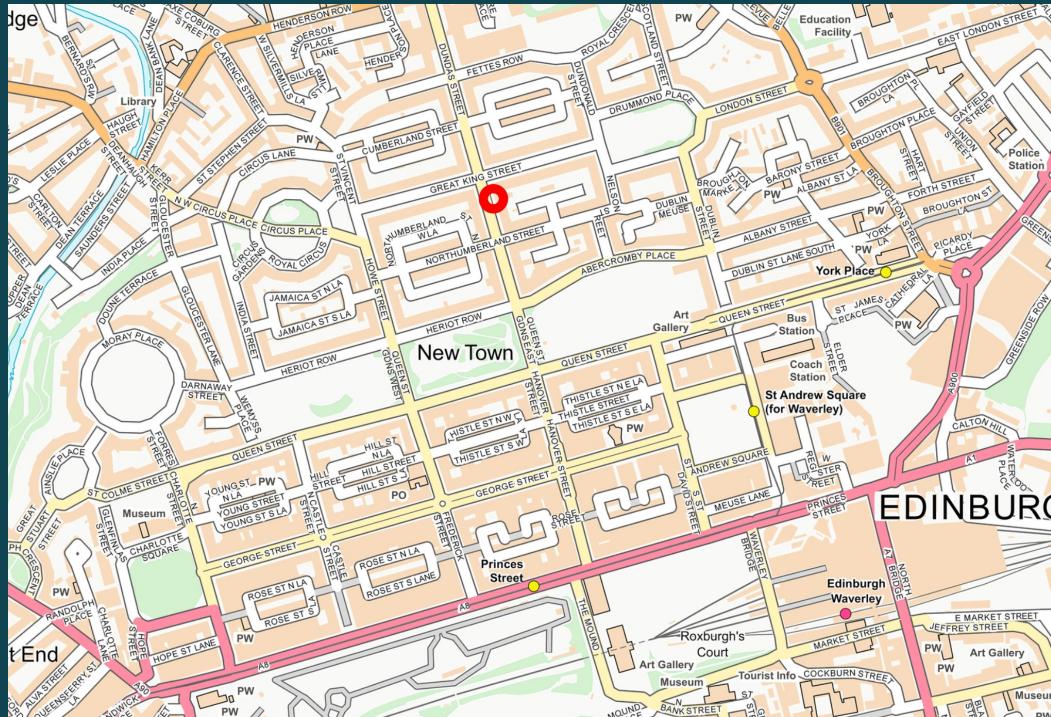
All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



## Make an enquiry

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