

DM HALL

For Sale
Class 1A Premises



125 Portobello
High Street,
Edinburgh,
EH15 1AF

30.67 SQ M
330 SQ FT

Property Details

- Rarely available class 1A premises
- Offered to market on a For Sale / outright heritable purchase basis
- Situated on popular and desirable Portobello High Street
- Ideal for owner occupation or investment purposes
- Benefits from high levels of pedestrian footfall and passing vehicular trade
- Offers over £125,000 (exc. of VAT)

LOCATION:

Portobello is a popular and vibrant suburb within Edinburgh that is located approximately 3 miles east of the city centre and lies on the shore of the Firth of Forth, and boasts a popular promenade and beach. Portobello over recent years has become a vibrant place to live, work and socialise, and attracts ample amounts of tourists during the summer months.

The premises itself is located at the east end of the High Street and is surrounded by various local and national commercial occupiers at ground floor level, with primarily residential dwellings at tenement level above.

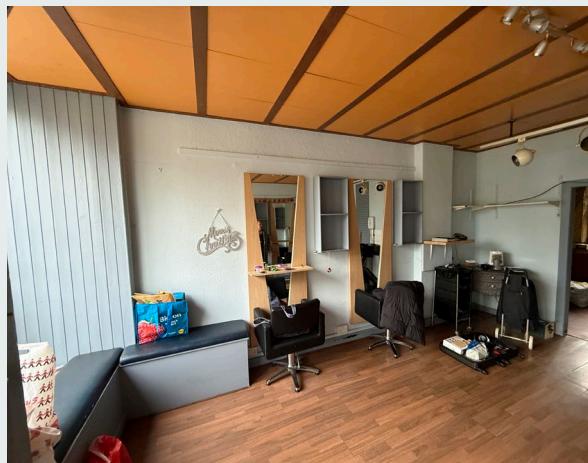
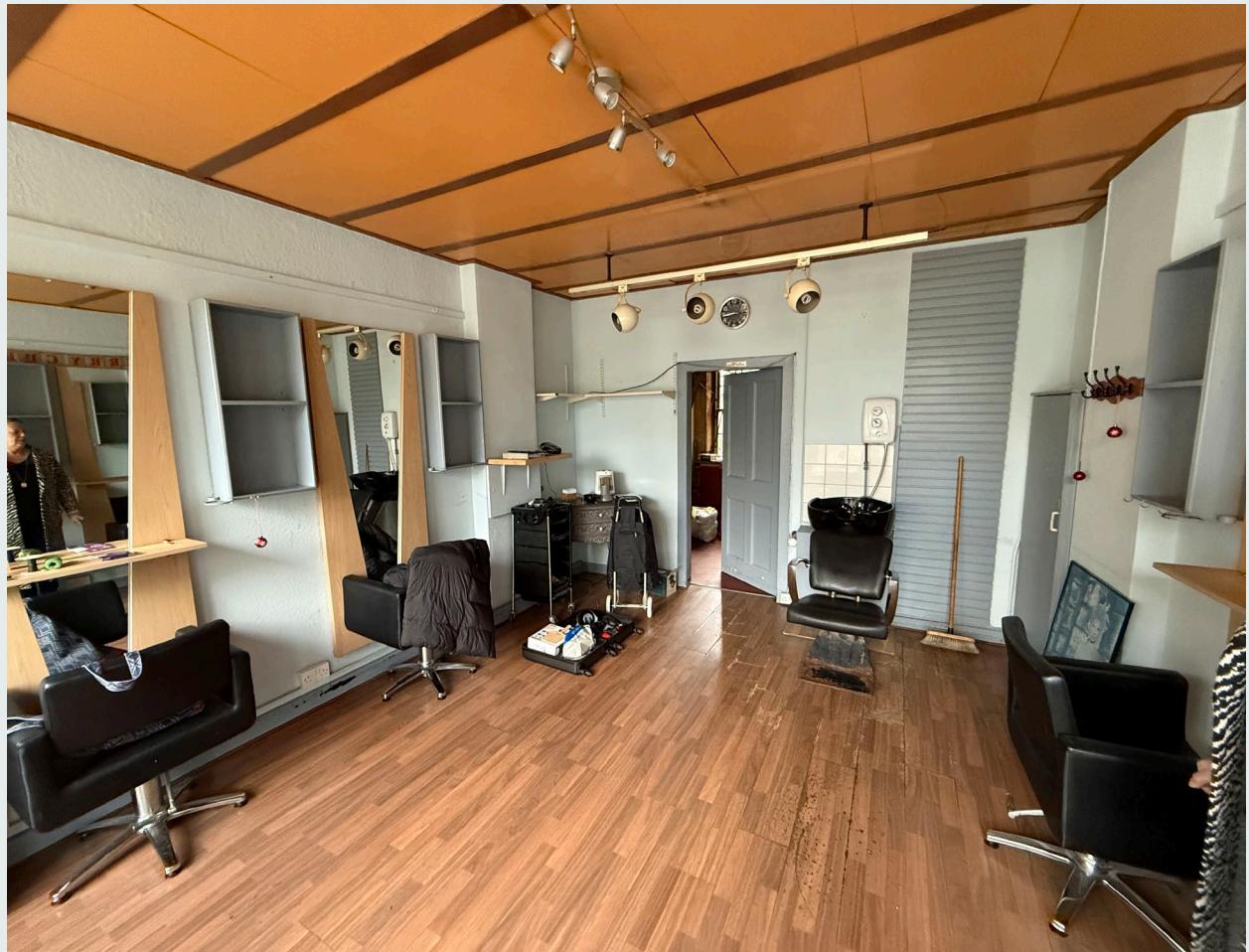
The exact location of the subjects can be seen on the appended map:

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

DESCRIPTION:

The subjects comprise a ground floor class 1A premises of traditional stone construction, contained as part of a larger 3-storey premises, surmounted by a pitched and slated roof.

Internally, the subjects offer generous open plan sales/office space to the front, with staff/storage space to the rear and a single W/C compartment also noted. At present, the subjects benefit from a mix of laminate and vinyl flooring, with stud lined textured walls and composite style ceiling panels.



Property Details

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:

125 Portobello High Street	Floor	SQ M	SQ FT
Retail, office, storage, staff	Ground	30.67	330

SERVICES:

The subjects benefit from mains electricity, water and sewage.

SALE TERMS:

We are seeking offers over £125,000 (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. The EPC rating is a #.

NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the subjects have a current rateable value of £6,200, although we understand this to be increasing to £7,400 as of the 1st of April 2026.

This means that any new occupier may benefit from 100% business rates relief in line with the Scottish Small Business Bonus Scheme.

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.

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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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors