

Lease Available

Large Retail Unit
(May be suitable for
alternative uses)

**Unit 4C, Newkirkgate
Shopping Centre, Leith,
EH6 6AD**



Location

Leith is a suburb to the north of Edinburgh city centre. Previously home to heavy industries centred around the port and, whilst still a busy port for cruise liners, it has been subject to major regeneration over the past 30 years with the development of thousands of homes together with many administrative offices for departments of the Scottish Government and features numerous restaurants and bars providing a lively F&B scene.

Description

The Newkirkgate Shopping Centre is a strong neighbourhood retail centre for Leith with occupiers including Lidl, Farmfoods, Boots, Card Factory, Superdrug and Peacocks.

The subject premises have an extensive external frontage on to the main thoroughfare of Constitution Street at the junction with Leith Walk and Duke Street.

Accommodation

The property comprises a retail unit over ground and basement floors:

Ground Floor	3,750 sqft	348.39sqm
Basement	3,295 sqft	306.12sqm

Rent

Passing rent of £85,000 per annum (ex VAT).

Energy Performance Certificate

An EPC for the unit is available upon request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Term

The existing full repairing and insuring lease is available with 10 years term remaining.

Rating

We have been verbally advised by the Rates Authority that the Rateable Value of the subjects is £53,300.

Planning

The unit benefits from Class 1a (Retail) consent.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewings

All viewings and further information is via the sole letting agents.

David Simmons, HSA Retail

Mob: 07739 590 858

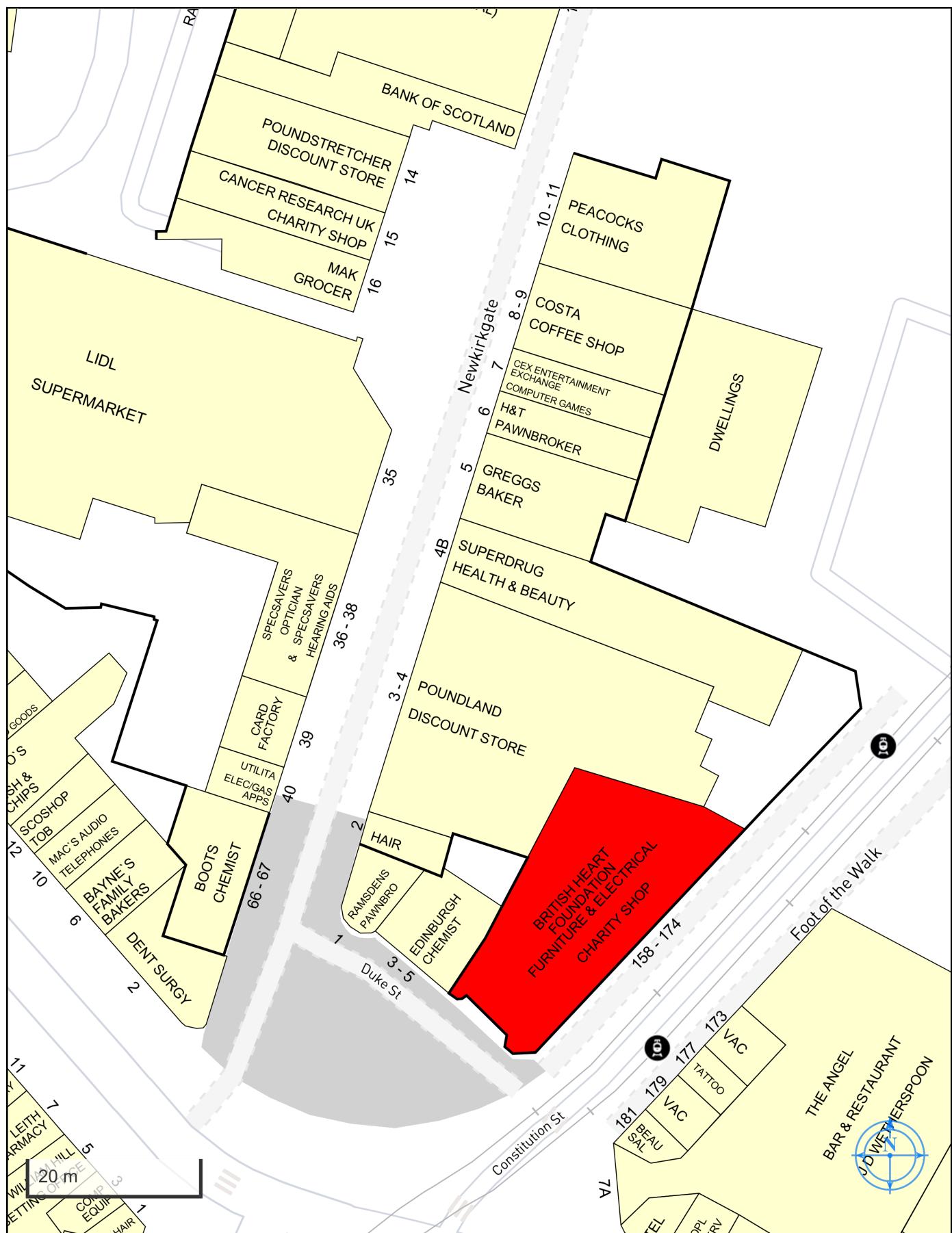
Email: david.simmons@hsaretail.com

Subject to Contract

Date: January 2026

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