

---

THE  
**GLADEISLE EDINBURGH**  
PORTFOLIO

---



# THE GLADEISLE EDINBURGH PORTFOLIO

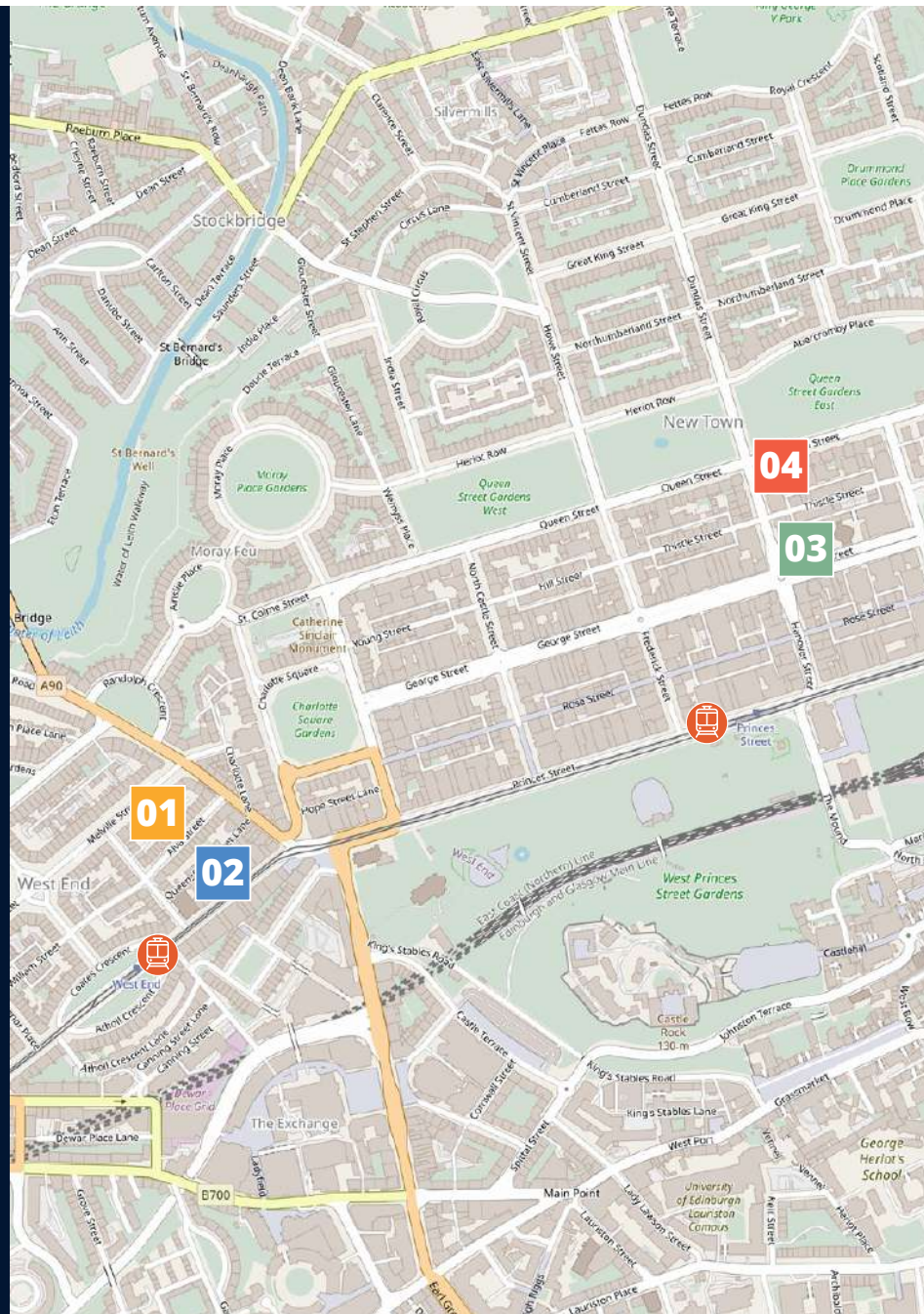
## 01 13 ALVA STREET EDINBURGH EH2 4PH

- PRIME WEST END TOWNHOUSE
- ARRANGED OVER 4 FLOORS AND EXTENDS TO A NIA OF 252.80 SQ M (2,720 SQ FT)
- VACANT POSSESSION WITH PARTIAL REFURBISHMENT UNDERTAKEN



## 02 12 QUEENSFERRY STREET LANE EDINBURGH EH3 7PR

- WEST END OF EDINBURGH
- CLEARED SURFACED CAR PARK FOR C.6 VEHICLES
- EXCELLENT REDEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



## 03 66-68 THISTLE STREET EDINBURGH EH2 1EN

- PRIME RETAIL INVESTMENT ARRANGED OVER ENTIRE CORNER BLOCK
- PASSING RENT OF £27,000 PER ANNUM WITH LEASE EXPIRY IN 2027
- EXTENDS TO 142.24 SQ M 1,531 SQ FT



## 04 35 THISTLE STREET NORTH WEST LANE EDINBURGH EH2 1EA

- CITY CENTRE CAR PARKING GARAGES
- 2 INTERCONNECTED SINGLE BAY CAR GARAGES;
- LET TO THE OCCUPIER OF 66-68 THISTLE STREET



Offers in excess of £1,665,000 (ONE MILLION SIX HUNDRED AND SIXTY FIVE THOUSAND POUNDS STERLING) are invited for the portfolio in its entirety. However, consideration will also be given to individual asset sales.

# THE GLADEISLE EDINBURGH PORTFOLIO

Edinburgh is the capital city of Scotland and has a population in the region of 527,620 people and is consistently recognised as one of the most prosperous and vibrant cities in the UK. Edinburgh is a globally recognised financial district and has the strongest economy of any city in the UK outside of London.

Edinburgh is located on the east coast of Scotland on the south bank of the firth of Forth, approximately 45 miles east of Glasgow and 410 miles north of London.

# EDINBURGH



**UNESCO WORLD  
HERITAGE SITE**



**STRONGEST UK ECONOMY  
AFTER LONDON**



**AVERAGE ANNUAL TOURIST  
SPEND OF £3BILLION A  
YEAR**



**UK'S 6TH BUSIEST AIRPORT  
FLYING TO 130 GLOBAL  
DESTINATIONS**



**THE EDINBURGH FESTIVAL  
FRINGE IS THE WORLD'S  
LARGEST PERFORMING ARTS  
FESTIVAL**



**4 MILLION VISITORS  
ANNUALLY TO EDINBURGH**



**TOURISM CONTRIBUTES  
£1.2BILLION TO THE LOCAL  
ECONOMY EACH YEAR**



**UK'S 2ND MOST VISITED  
TOURIST DESTINATION**



**NO.1 INTERNATIONAL  
CONGRESS & CONVENTION  
ASSOCIATION CONFERENCE  
DESTINATION OUTSIDE OF  
LONDON**



**HQ LOCATION FOR GLOBAL  
COMPANIES SUCH AS  
ABERDEEN INVESTMENTS,  
NATWEST GROUP AND  
SCOTTISH WIDOWS**

# CONNECTIVITY



## ROAD

Edinburgh has excellent road communications with direct access into the national motorway network.

The city is served by the M8 from the west (Glasgow and Livingston), the M90/A9 from the north (Aberdeen and Inverness) and the A1 and A7 from the south/southeast (the Borders, East Lothian and Newcastle).



## TRAM

Opened in May 2014, the city's tram network provides a direct link from Edinburgh Airport to City Centre including stops on Princes Street and the West End.

A northern extension to the tram network is underway which will provide connections to Leith and Newhaven.



## RAIL

Edinburgh also benefits from exceptional railway services and facilities following recent multi-million-pound refurbishments, line extensions and upgrades. Waverley Station is located at the east end of Princes Street with Haymarket a short walk from the West End.

The East Coast Mainline connects Edinburgh with London and the south, with both stations providing connections to all major Scottish centres.



## AIR

Edinburgh International Airport is located 8 miles west of the city centre and is easily accessible via The City of Edinburgh Bypass or the motorway network. There are also direct links from Princes Street by bus and tram.

Edinburgh Airport is Scotland's busiest airport and is approximately 20 minutes by car and 45 minutes by bus or tram. The airport is the 6th busiest in the UK flying to 160 destinations and welcoming 11.2 million people in 2022.

Edinburgh Airport was sold to Global Infrastructure Partners for £800m in April 2012. Since their ownership, £25 million has been spent on a new landside terminal extension, security hall and £19 million south east pier extension, with a further £125 million investment programme being rolled out.

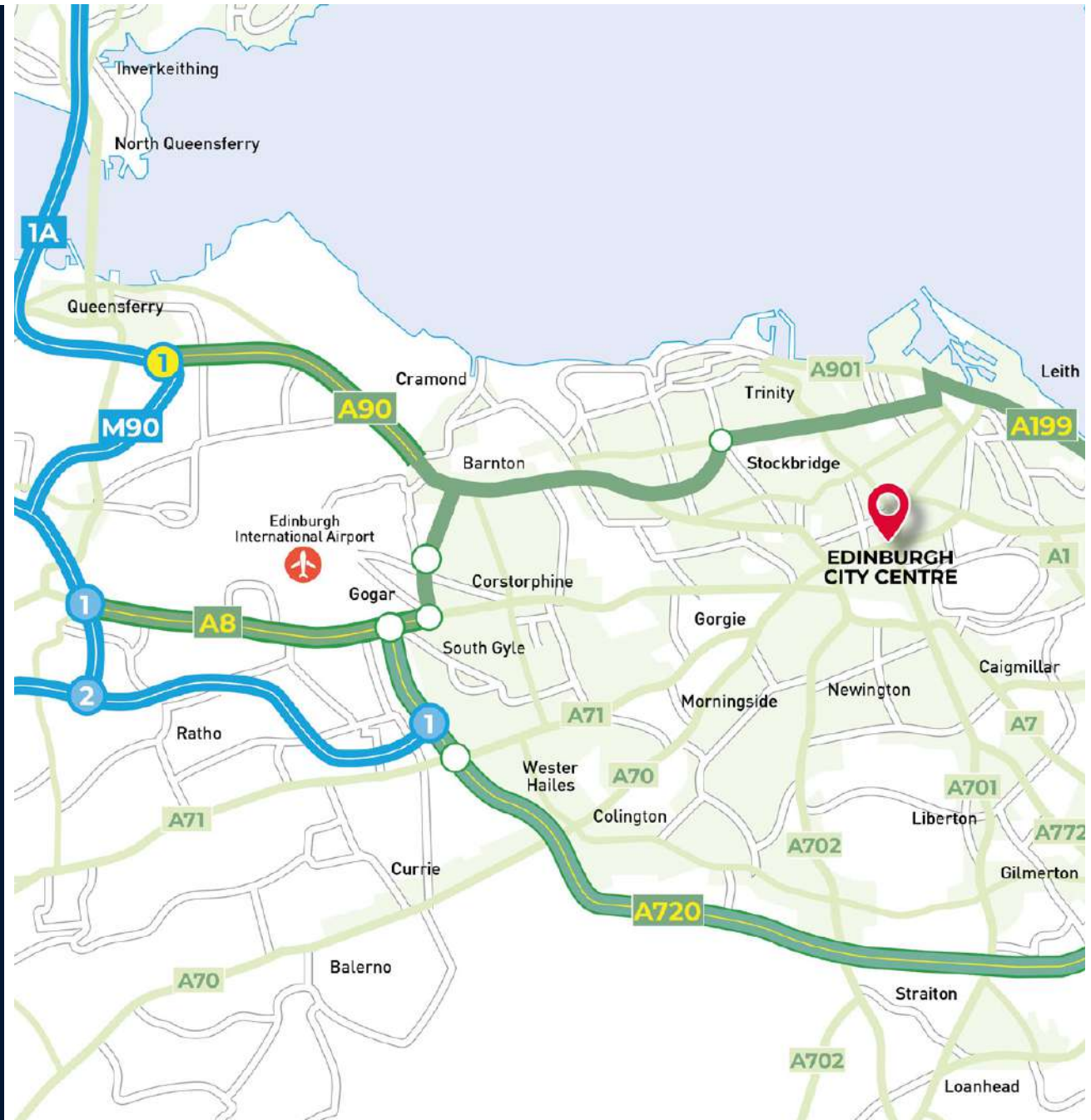


## BUS

Lothian Buses provide an award-winning service, with the majority of services routed via Princes Street ensuring the city centre is easily accessible. The city also benefits from over 75km of cycle paths and extensive pedestrian routes.

## RAIL TIMES

Glasgow	48 mins
Newcastle	1 hr 23 mins
York	2 hrs 25 mins
Leeds	3 hrs
Manchester	3 hrs 15 mins
Birmingham	4 hrs 20 mins
London	4 hrs 21 mins



# 13 ALVA STREET

## EDINBURGH | EH2 4PH

### SITUATION

The property is located on the south side of Alva Street in the prestigious West End office district of Edinburgh city centre. The property is well positioned for ease of access to various transport links which include Haymarket Train Station (10 minute walk), Edinburgh's Tram line (5 minute walk), which links Edinburgh city centre to Edinburgh International Airport and Leith; and various bus services on Queensferry Street, Shandwick Place & Lothian Road.

The West End location is extremely popular with both office and retail occupiers and there are numerous cafes, bars, and restaurants located within the immediate vicinity.

### DESCRIPTION

The subject property comprises a traditional Grade A listed terraced townhouse property, arranged over basement, ground, first and second floors and constructed around 1825. Internally, the property comprises of cellular office accommodation with full height ceilings at ground and first floor levels, incorporating original period cornice features. WC facilities are located on the basement, first and second floors.

Externally, the property has direct access from Alva Street with separate access to the basement level via an external stone stair from pavement level. Access to the basement is also provided internally via a solid stone staircase.

The office space is a mix of cellular and open plan with a variety of original period features throughout. The property underwent a refurbishment program over the ground, first and second floors to include the common parts.

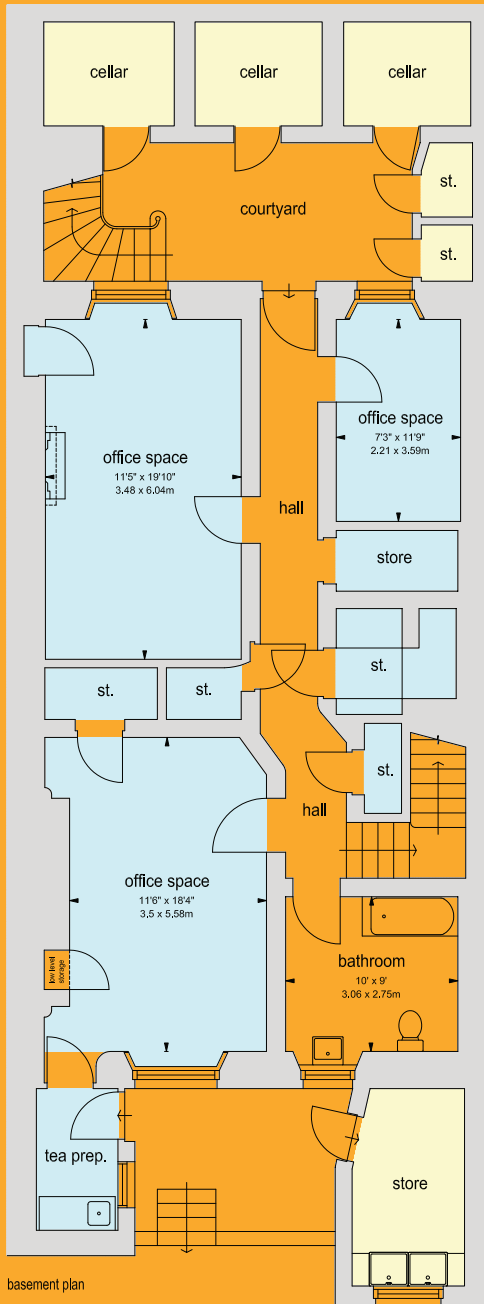
### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extend to the following areas:

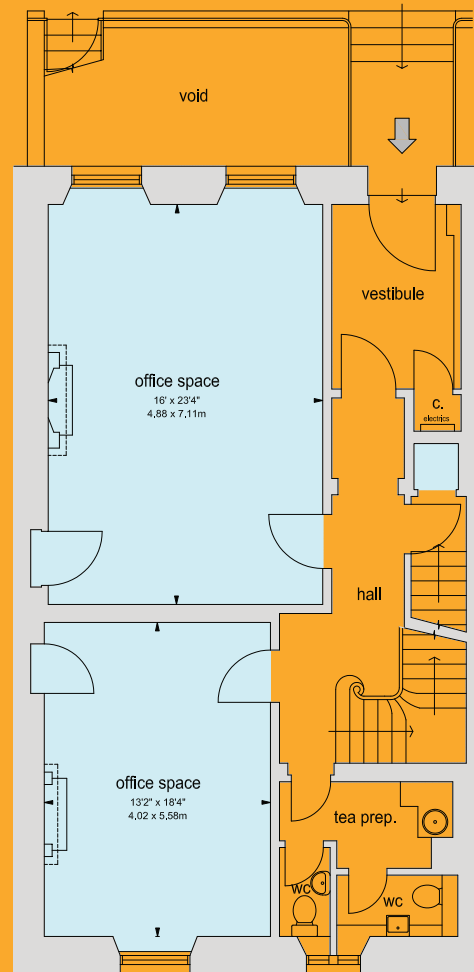
FLOOR	NIA (SQ M)	NIA (SQ FT)	GIA (SQ M)	GIA (SQ M)
Second	60.80	654	92.90	1,000
First	68.40	736	97.60	1,051
Ground	59.40	639	97.70	1,052
Basement	64.20	691	102.30	1,101
<b>TOTAL</b>	<b>252.80</b>	<b>2,720</b>	<b>390.50</b>	<b>4,204</b>



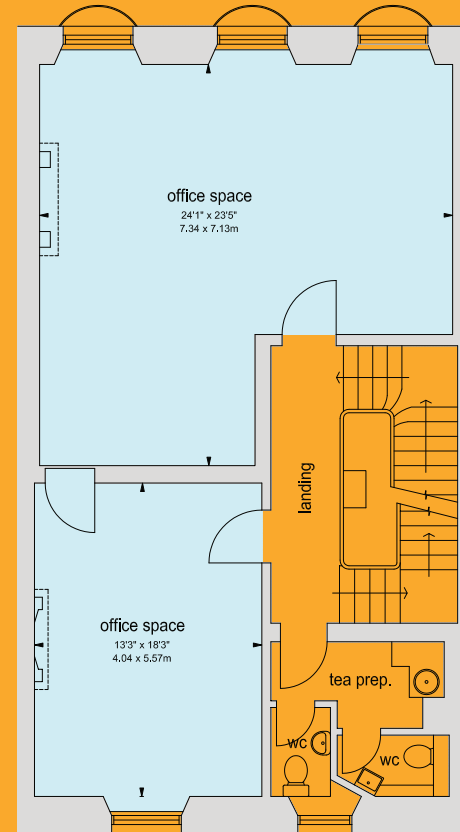
# 13 ALVA STREET EDINBURGH | EH2 4PH



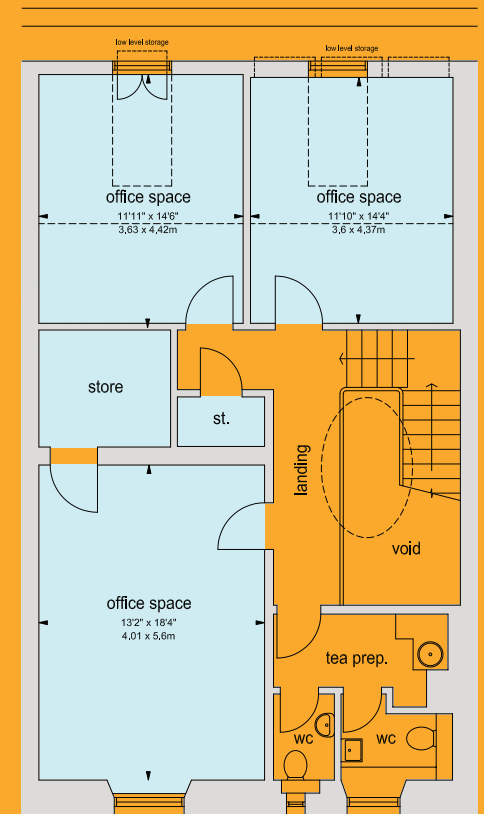
basement plan



ground floor plan



first floor plan



second floor plan

# 13 ALVA STREET

EDINBURGH | EH2 4PH

## EPC

Available on request.

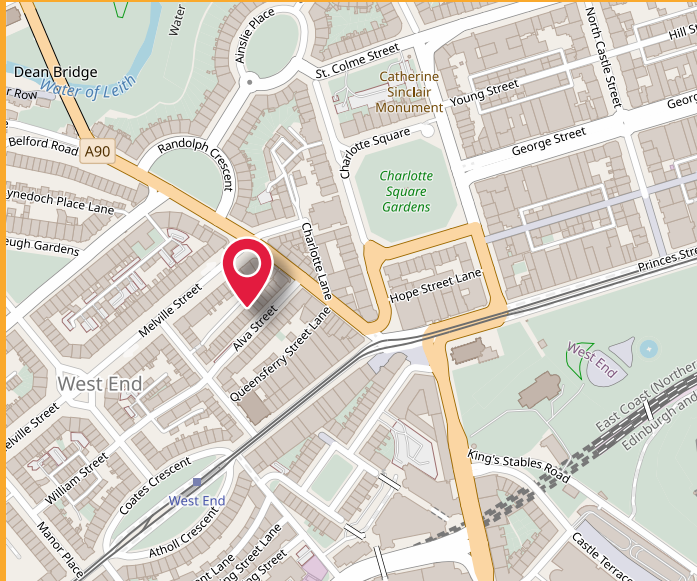
## RATEABLE VALUE

The subjects have a rateable value of £29,700. Interested parties should refer to [www.saa.gov.uk](http://www.saa.gov.uk) to satisfy themselves further.

## HISTORIC PLANNING PERMISSION

Planning permission for the conversion of basement floor into a 3 bedroom and garden ground apartment was granted in 2017. This planning consent has now lapsed.

The planning application reference number is 17/04829/FUL and further information can be found by visiting the City of Edinburgh Council planning portal: <https://www.edinburgh.gov.uk/planning-applications-1/view-comment-planning-applications>



# 12 QUEENSFERRY STREET LANE

## EDINBURGH | EH3 7PR

### CAR PARK

### SITUATION

The property is located on the north side of Queensferry Street Lane bound by the junctions of Queensferry Street to the east and Stafford Street to the west within the prestigious West End office district of Edinburgh city centre. The car park is well positioned for ease of access to various transport links with Queensferry Street offering direct routes to Scotland's major roadway network.

The West End location is extremely popular with both office and retail occupiers and there are numerous cafes, bars, and restaurants located within the immediate vicinity.

### DESCRIPTION

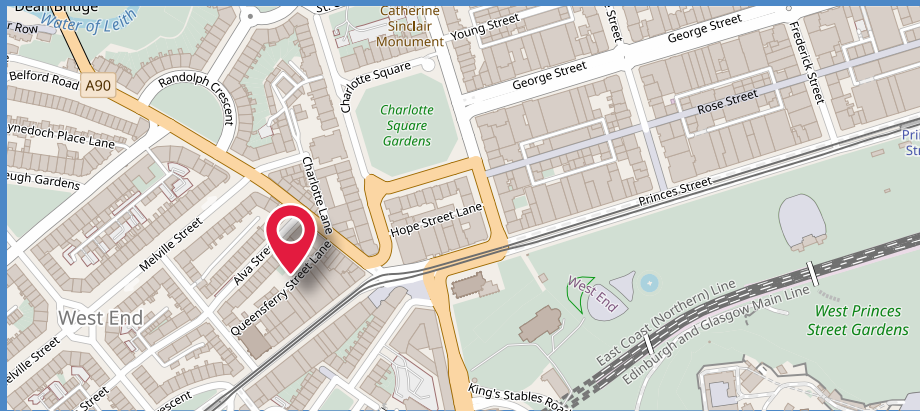
The car park is formed of an open concreted surface with parking available for approximately 6 in tandem.

### RATEABLE VALUE

The subjects have a rateable value of £600. Interested parties should refer to [www.saa.gov.uk](http://www.saa.gov.uk) to satisfy themselves further.

### ACCOMMODATION

The site area extends to approximately 0.072 acres (3,153 sq ft).





# 66-68 THISTLE STREET EDINBURGH | EH2 1EN

## SITUATION

Thistle Street is located in the heart of Edinburgh City Centre and is a popular location, comprising a mixture of retail, office, residential and restaurant uses. The premises are located on the south side of Thistle Street and sit in the middle of the block linked by Hanover Street and Frederick Street.

Thistle Street is a popular independent retail parade running parallel to George Street and offers a boutique environment for shopping, cafe, bars and restaurants. Nearby occupiers include Noto, Thistle Street bar, The Bon Vivant, ALC and Dusit.

## DESCRIPTION

The property comprises a four storey and basement stone built property held under a pitched and slated roof utilised by the current tenant as a salon and nail bar.

Each floor comprises a relatively similar floor plate with the ground floor comprising of an open plan sales area which is entered directly from the street, with a back shop and customer W.C. located to the rear. The ground floor has three windows facing Thistle Street offering excellent natural daylight and display frontage. In the left hand side rear corner of the space is a solid staircase which provides access to all levels within the building.

The first floor is utilised as a further sales space and configured as two rooms, the majority of which is a salon with a section to the rear partitioned off as a treatment room.

The second floor is utilised as a nail treatment space, within which is an individual treatment room and a W.C.

The third floor level is configured as a staff level with an open plan area accessed from which is a management office and a further W.C.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extend to the following areas:

FLOOR	NIA (SQ M)	NIA (SQ FT)	RED. FACTOR	ITZA (SQ M)	ITZA (Sq Ft)
Third	28.80	310	1/30	0.96	10
Second	39.13	421	1/15	2.61	28
First	39.01	420	1/10	3.90	42
Ground	35.30	380	1	35.30	380
*Basement	26.08	281			
<b>Total NIA</b>	<b>142.24</b>	<b>1,531</b>			
<b>Total ITZA</b>				<b>42.77</b>	<b>460</b>

\* The basement floor has a restricted ceiling height of 1.46m and therefore has not been factored into the overall area calculation of the premises.



# 66-68 THISTLE STREET EDINBURGH | EH2 1EN

## EPC

Available on request.

## RATEABLE VALUE

The subjects have a rateable value of £14,900. Interested parties should refer to [www.saa.gov.uk](http://www.saa.gov.uk) to satisfy themselves further.

## TENANCY

The subjects are let to Macintyres (2016) Limited (SC525051) with expiry due 23 August 2027 at a combined passing rent of £27,000 per annum.

The rent is apportioned, under the terms of the lease, with the shop allocated at £24,000 per annum (£52.17/sq ft Zone A) and the 2 car garage at 35 Thistle Street North West Lane at £3,000 per annum (£1,500 per space).

The lease is held on Full Repairing & Insuring terms.



# 35 THISTLE STREET NORTH WEST LANE EDINBURGH | EH2 1EA

## CAR PARK

## SITUATION

Thistle Street North West Lane is located in the heart of Edinburgh City Centre immediately off Thistle Street, which is a popular location, comprising a mixture of retail, office, residential and restaurant uses.

Thistle Street is a popular independent retail parade running parallel to George Street and offers a boutique environment for shopping, cafe, bars and restaurants. Nearby occupiers include Noto, Thistle Street Bar, The Bon Vivant, ALC and Dusit.

The garage premises are located on the north-west side of Thistle Street North West Lane.

## DESCRIPTION

The property comprises a double garage forming part of a mid-terraced, traditional stone block and comprise of two single up and over metal garage doors. The internal specification is basic with concrete floors, painted stone walls and concrete ceiling.

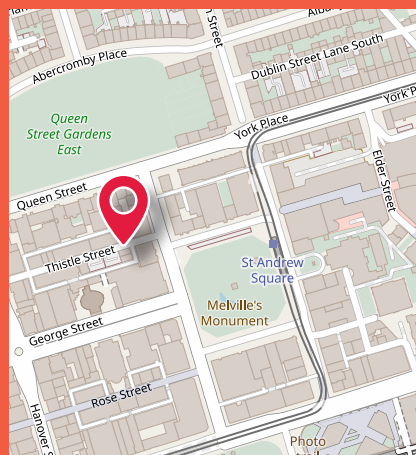
## RATEABLE VALUE

The subjects have a rateable value of £4,200. Interested parties should refer to [www.saa.gov.uk](http://www.saa.gov.uk) to satisfy themselves further.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extend to the following area:

**TOTAL: 26.52 SQ M (285 SQ FT)**



# THE GLADEISLE EDINBURGH PORTFOLIO

## PRICE

Offers in excess of **£1,665,000 (ONE MILLION SIX HUNDRED AND SIXTY FIVE THOUSAND POUNDS STERLING)** are invited for the portfolio in its entirety. However, consideration will also be given to individual asset sales.

## VAT

VAT has not been elected.

## TENURE

Heritable Interest (Scottish equivalent to English Freehold).

## CONTACT

For further information please contact the joint letting agents:

  
**Sheridan Keane**  
REAL ESTATE INVESTMENT

[www.sheridankeane.co.uk](http://www.sheridankeane.co.uk)

**Graeme Millar**

Tel: 07523 512 804

Email: [graeme@sheridankeane.co.uk](mailto:graeme@sheridankeane.co.uk)

**Lambert  
Smith  
Hampton**

[www.lsh.co.uk](http://www.lsh.co.uk)

**Geoff Scott**

Tel: 07872 822 314

Email: [gscott@lsh.co.uk](mailto:gscott@lsh.co.uk)

### MISREPRESENTATION NOTICE

The Agents for themselves and for the Vendors of the property whose Agents they are, give notice that:  
i. The particulars are set out as a general outline only for the guidance of intending purchasers 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, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii. No person in the employment of Savills or Lambert Smith Hampton has any authority to make or give any representations or warranty whatever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Savills or Lambert Smith Hampton nor any contract on behalf of the vendors; iv. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. **Information correct: March 2025**

### ANTI-MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

