



31F MINTO STREET, EDINBURGH, EH9 2BT

For Sale – Freehold Mixed Commercial Property 3767 sq.ft. OFFERS OVER £375,000

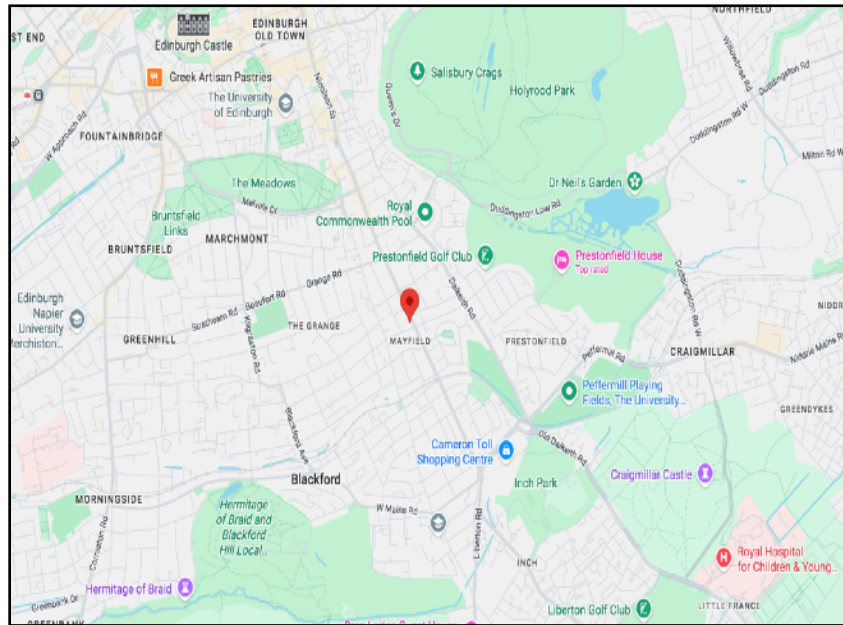
KEY HIGHLIGHTS

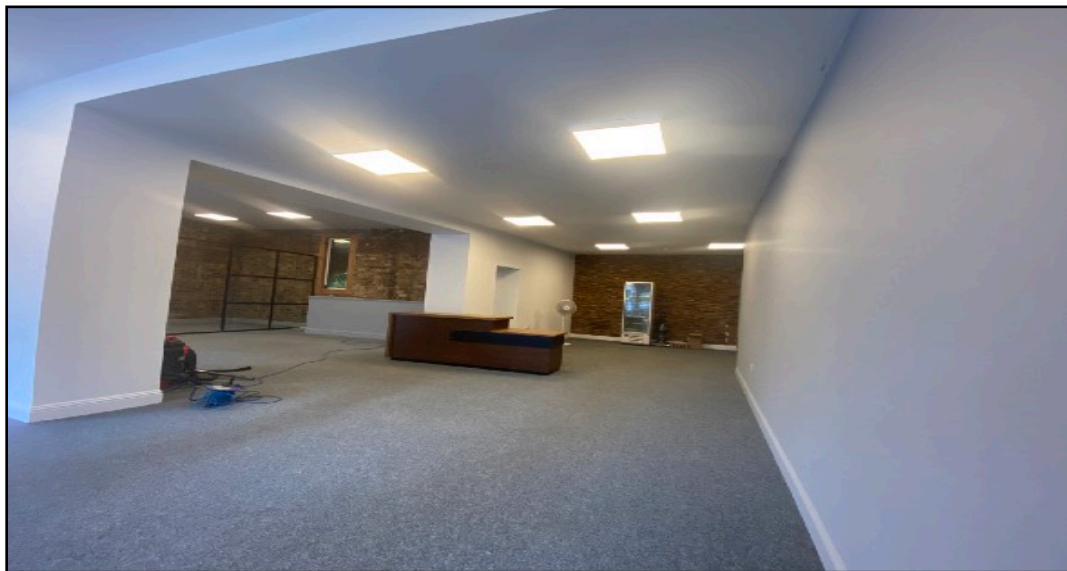
- Freehold property
- Approx. 3,7667 sq.ft.
- Open-plan ground floor
- Basement accommodation
- Storage areas
- Side access
- Former café use
- Vacant possession
- Development and reconfiguration potential (STP)

LOCATION

31F Minto Street is located within the popular Newington/Southside area of Edinburgh, approximately one mile south of the city centre. The area benefits from strong footfall driven by a mix of residential, student, and commercial occupiers, with the nearby University of Edinburgh providing year-round activity.

Minto Street is a busy arterial route with excellent public transport links and a wide range of local amenities including shops, cafés, and professional services.





DESCRIPTION

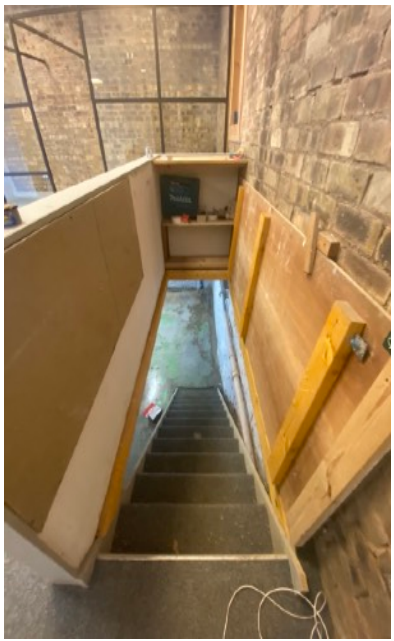
The property comprises a substantial **freehold commercial premises**, arranged over ground floor and basement levels.

The ground floor provides a **large open-plan space** with an existing café area and WC, offering flexibility for a range of uses. Also a **separate side entrance**, suitable for deliveries or potential subdivision.



CAFE AREA

The property includes a **dedicated café/serving area** within the ground floor, offering potential for food and beverage use or customer-facing hospitality. The premises are considered **mixed-use**, with the café element forming part of a wider commercial space. As such, the property is suitable for a variety of uses, including retail, office, leisure, or food and drink, subject to the necessary planning consents.

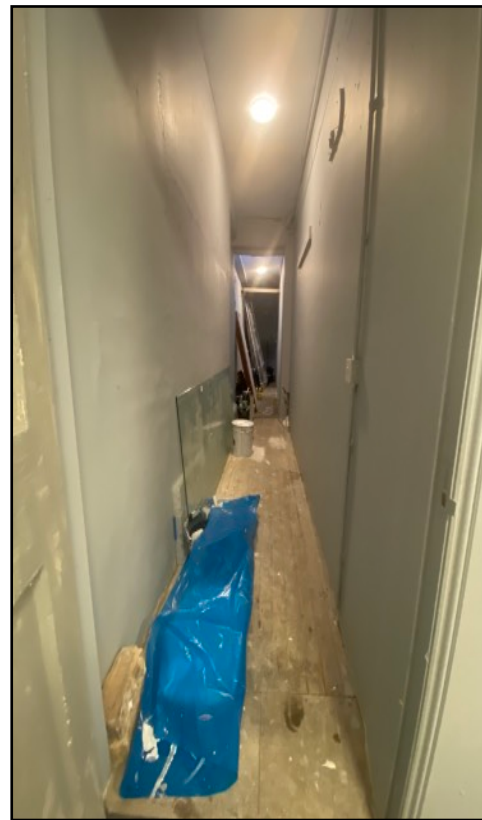


BASEMENT

The basement offers **additional spacious accommodation**, ideal for storage or ancillary use. The property is offered **vacant**, allowing immediate occupation or reconfiguration.

Damp proofing has been installed, as well as electricity and lights throughout the basement.

All fittings and fixtures are included in the sale. Sold as seen.



TERMS

The Heritable interest in the property is available to purchase and offers are invited.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

BUSINESS RATES

We have been advised by the Scottish Assessors that the premises has a current Rateable Value of £17,100. A new proposed Rateable Value from 01 April 2026 of £21,400. Interested parties are advised to make their own enquiries with the local Assessor.

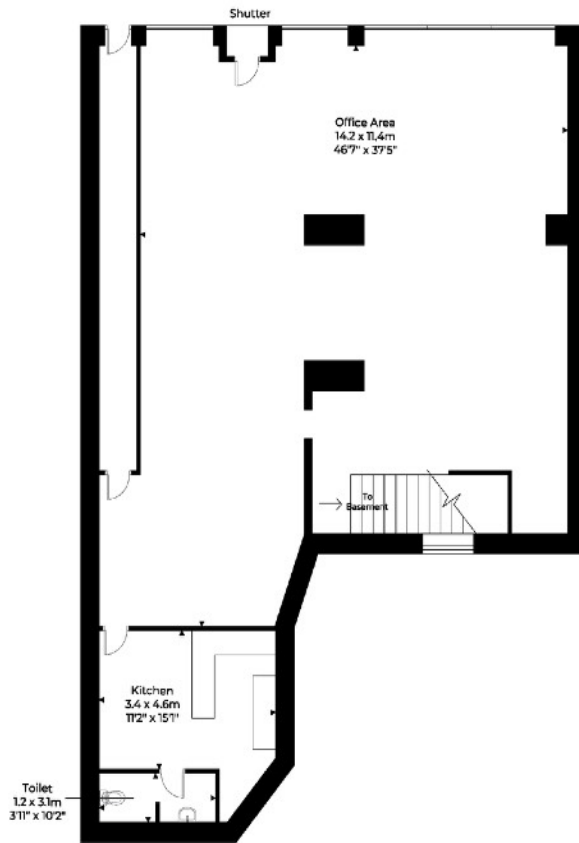
ENTRY

Available immediately, on conclusion of legal missives.

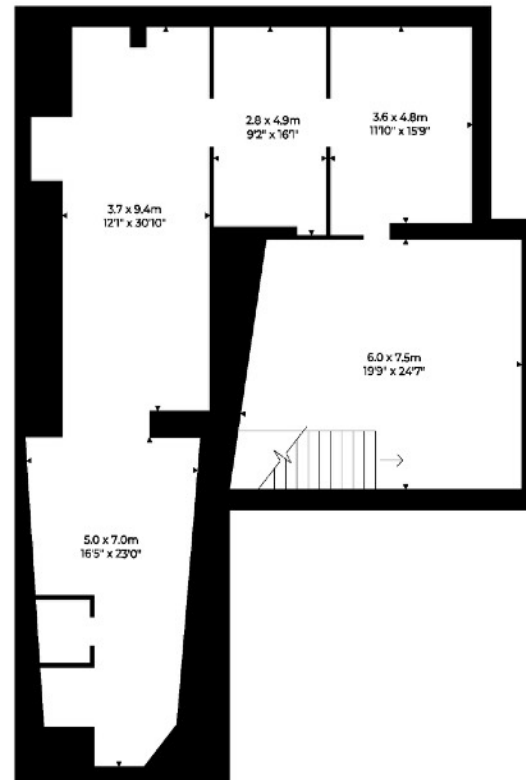
ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'D' rating.

31F Minto Street EH9 2BT
Approximate Gross Area
Ground Floor : 180 sq m / 1937 sq ft
Basement : 170 sq m / 1830 sq ft
Total Area : 350 sq m / 3767 sq ft



Ground Floor



Basement

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.

ANTI-MONEY LAUNDERING (AML) Anti-Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

CONTACT

Please get in touch with our agents for more details and viewing appointment.

CHRISLING PROPERTIES

T: 0131 639 6399

E: office@chrislingproperties.com



Visual Concept of Multi Use Premises



Visual Concept of Multi Use Gym + Studio + Cafe