

4-5 Portland Place

EDINBURGH, EH6 6LA



*Versatile commercial unit with barrel vault ceiling
in the heart of Leith, with excellent potential,
formerly a long-established joiner's workshop*



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McEwan Fraser Legal is delighted to present this excellent opportunity to acquire a commercial unit in the heart of Leith, a vibrant and continually evolving area of Edinburgh, renowned for its mix of established businesses, independent retailers and creative enterprises.

Having operated successfully as a joiner's workshop for many years, the property offers a practical and versatile layout that lends itself to a range of commercial uses, subject to the necessary consents. The unit provides an ideal opportunity for those seeking workshop, storage, light industrial or trade premises, while also presenting excellent potential for alternative business ventures.

THE UNIT



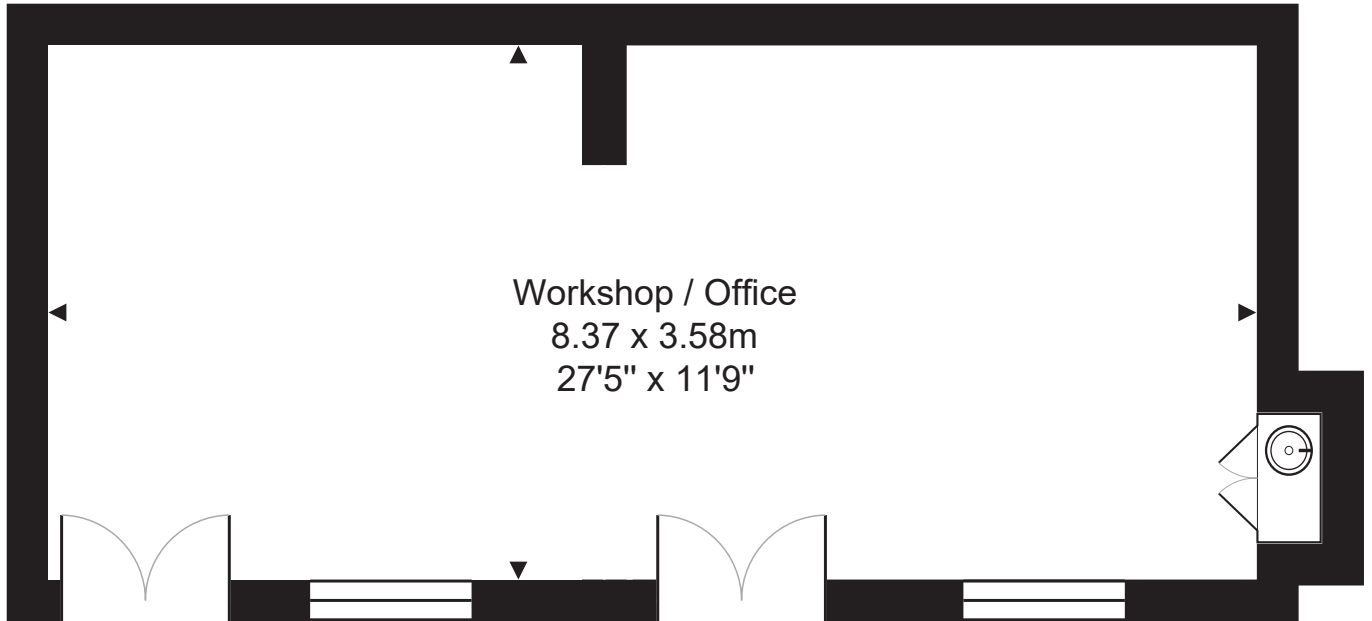
The accommodation is well proportioned throughout, offering a barrel vault ceiling and a flexible internal space that can be adapted to suit a variety of operational requirements. Whether continuing its long-established use or reconfiguring the premises for a new purpose, the property offers a fantastic blank canvas for owner-occupiers and investors alike.



Located within one of Edinburgh's most sought-after commercial districts, the unit benefits from excellent transport links and easy access to Leith's extensive range of amenities, with the Shore, Edinburgh city centre and the tram network all within close proximity.

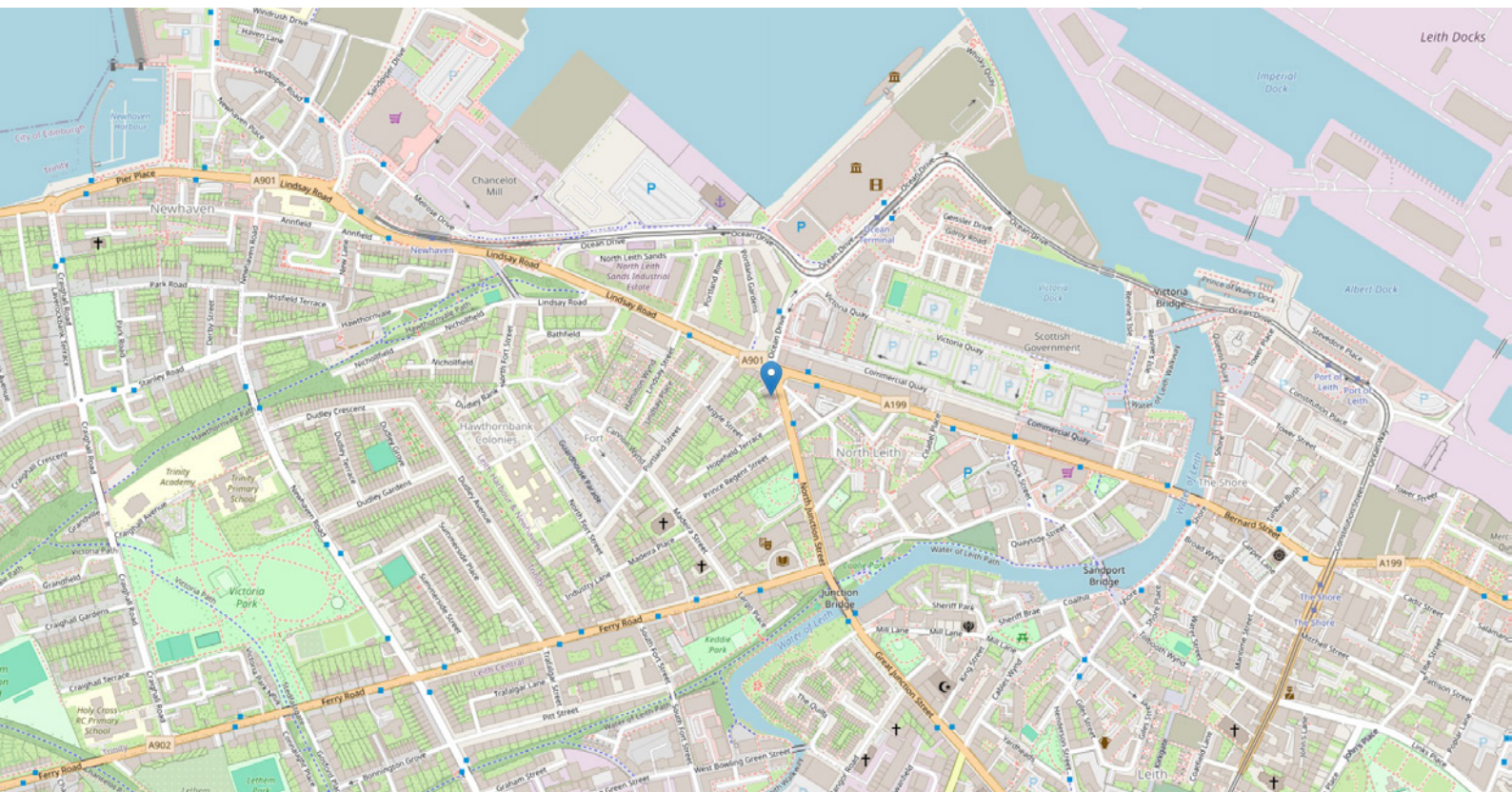
Commercial properties in this popular location are rarely available, making this an outstanding opportunity to acquire a versatile premises with significant future potential. Early viewing is highly recommended.

FLOOR PLAN & DIMENSIONS



Ground Floor

Approximate Dimensions (Taken from the widest point)



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus and tram services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.




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THE SUNDAY TIMES
 THE TIMES



Text and description
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