

# Granton Waterfront



**TO LET**

**RETAIL / COMMERCIAL PROPERTY**

**Waterfront Avenue (Plot D1), Edinburgh**



# Granton Waterfront Overview

A new coastal town for Scotland's capital city

Located just three miles north of Edinburgh City Centre on the Firth of Forth, Granton Waterfront is one of Scotland's largest regeneration projects. Over the next 10-15 years, around £1.3b of public and private investment will transform this former industrial area into a new sustainable coastal town for Edinburgh and the wider region.

The Council own around 50 Hectares of land with plans well underway to deliver around 3,500 net zero carbon homes, a low carbon heat network, a primary school, a health centre, commercial and cultural space and a new coastal park. These new uses will be supported by new cycling and walking routes and enhanced public transport connections to the city and wider region, creating a truly outstanding place to live, work, learn and visit.



## Waterfront Avenue (Plot D1)

Three commercial units are located within a new development of 75 homes for rent situated within an existing town centre area on Waterfront Broadway/ Avenue. Existing commercial offering consists of a variety of shops and services ranging from a supermarket to a dentist. The town centre serves both the growing population within Granton Waterfront and the surrounding communities of Granton, Pilton, Pennywell /Muirhouse and Wardieburn which make up a local population of approximately 27,000 residents. In close proximity, both the Edinburgh College campus and office building at 1 Waterfront Avenue provide further opportunity to capture passing trade.

Extensive development of new homes has been completed over the last few years on Waterfront Broadway and the Granton Harbour area. In addition to this, the Council are leading on a series of developments that are now well underway and which will lead to increased footfall from local and wider visitors to the area. These projects outlined below include plot D1 and, combined, will bring over 1,200 net zero homes for sale and rent, up to 3000 sq m of commercial, culture and recreation space alongside new services such as a school and sustainable transport infrastructure.

### Council led projects underway or in pre-development:

Project	Description	Indicative dates for Completion
<b>Granton Station and new public square.</b>	<b>New creative enterprise hub supporting up to 70 FTE jobs per annum. The newly created public square to the front serves as an area for the local community to enjoy recreation space and for local community events.</b>	<b>Complete</b>
<b>D1</b>	<b>75 homes for rent.</b>	<b>Spring 2024.</b>
<b>Western Villages</b>	<b>444 homes for sale and rent.</b>	<b>Phased completion with first tenants moving in Spring 2024 – Winter 2025.</b>
<b>Silverlea</b>	<b>142 homes for rent.</b>	<b>Winter 2025.</b>
<b>West Shore Studios</b>	<b>New studio and event space which will attract visitors to the area. The facility will support up to 100 FTE jobs per annum.</b>	<b>Spring 2024</b>
<b>Granton Gas Holder</b>	<b>New city park and event space which will act as an anchor destination in Granton Waterfront. This unique attraction will bring visitors from throughout the city and wider region. Talks are underway with festival operators in the city to bring large scale events to the dedicated space within the Gas holder frame.</b>	<b>Spring 2025.</b>
<b>Proposed Phase 1</b>	<b>750 + homes for sale and rent that will increase the local population by around 1500 residents; up to 3000 sq. m commercial space, a primary school and sustainable transport infrastructure</b>	<b>2025 – 2030.</b>
<b>Proposed Phases 2-4</b>	<b>2,000 + homes for sale and rent that will increase the local population by around a further 4100 residents; 6000 sq. m commercial space and sustainable transport infrastructure. These phases also include the creation of a large coastal park which is projected to bring around 700,000 visitors to the area from the wider city and region.</b>	<b>2026 - 2036</b>



The proposed new visitor centre, the 'Art Works' by National Galleries of Scotland, has secured planning permission for their exciting facility which is in close proximity and which will bring further visitors and passing trade in the future.

The commercial units at D1 offer an operator the exciting opportunity to trade within an area that already has an established customer base. They also provide the additional benefit of allowing an operator to become embedded early on in an area that is going through transformational change at pace and scale.

### Phase 1 and Early Action Projects



### Find out more about the regeneration:

The [Development Framework](#) for Granton Waterfront sets out guiding principles to drive fundamental change and create a new sustainable coastal town for Edinburgh and the wider region.

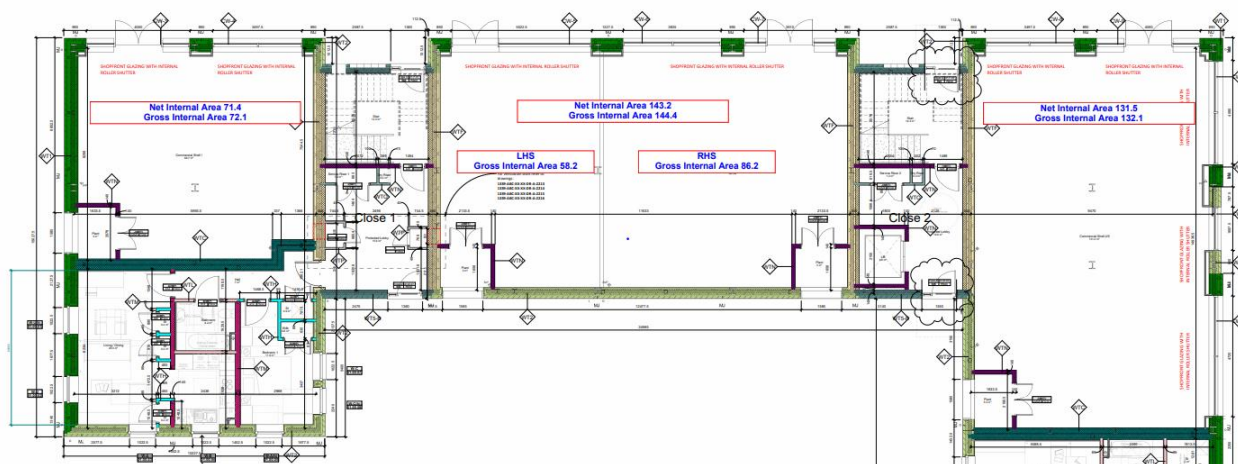
## Accommodation

Within Plot D1, three retail units will be provided on the ground floor of a residential blocks, the units are numbered 2, 6-8 and 12 Waterfront Avenue. Please note that Unit 6-8 could be split into two units if required.

2 Waterfront Avenue: 71.4 sqm / 769 sqft

6-8 Waterfront Avenue: 143.2 sqm / 1,541 sqft

12 Waterfront Avenue: 131.5 sqm / 1,415 sqft



## Rent

Offers are invited in excess of :-

2 Waterfront Avenue: £12,500 per annum

6-8 Waterfront Avenue: £25,000 per annum

12 Waterfront Avenue: £23,000 per annum

## Service Charge

A small annual service charge covering the common parts of the wider Forthquarter area along with the common parts of the D1 site will be payable, reviewed annually. Further details to be provided on request.

## Non-Domestic Rates

The incoming tenant will be liable for payment of Non-Domestic rates. The property is still to be assessed for rating purposes with details available from Lothian Valuation Joint Board in due course.

## Energy Performance Certificate

The energy performance of the building will be assessed upon completion.

### Utilities

The commercial units will be provided with both mains gas and electricity.

### Planning

We understand that the property has been granted a Class 1 consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting local planning authority at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk) or 0131 529 3550. The tenants will also require to obtain a Building Warrant prior to their fit out.

### Fees

The incoming tenant will be responsible for the Council's reasonably incurred legal and surveyors fees and expenses in connection with the transaction together with LBTT and Registration Dues where applicable.

### Viewing and Further Information

For further information or to arrange a viewing please contact Andrew McCurrach, Senior Estates Surveyor, email: [andrew.mccurrach@edinburgh.gov.uk](mailto:andrew.mccurrach@edinburgh.gov.uk)

### Details for submitting offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted using an Offer to Let Form (available upon request) and sent by email to [offers@edinburgh.gov.uk](mailto:offers@edinburgh.gov.uk)
4. The subject line of the email should state 'Closing Date Offer – Waterfront Avenue, Edinburgh to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
5. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date.
6. Hand delivered offers and offers by post will not be accepted.
7. The Council does not bind itself to accept the highest or any offer.
8. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
9. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.