



10 & 10A
COATES CRESCENT
EDINBURGH, EH3 7AL

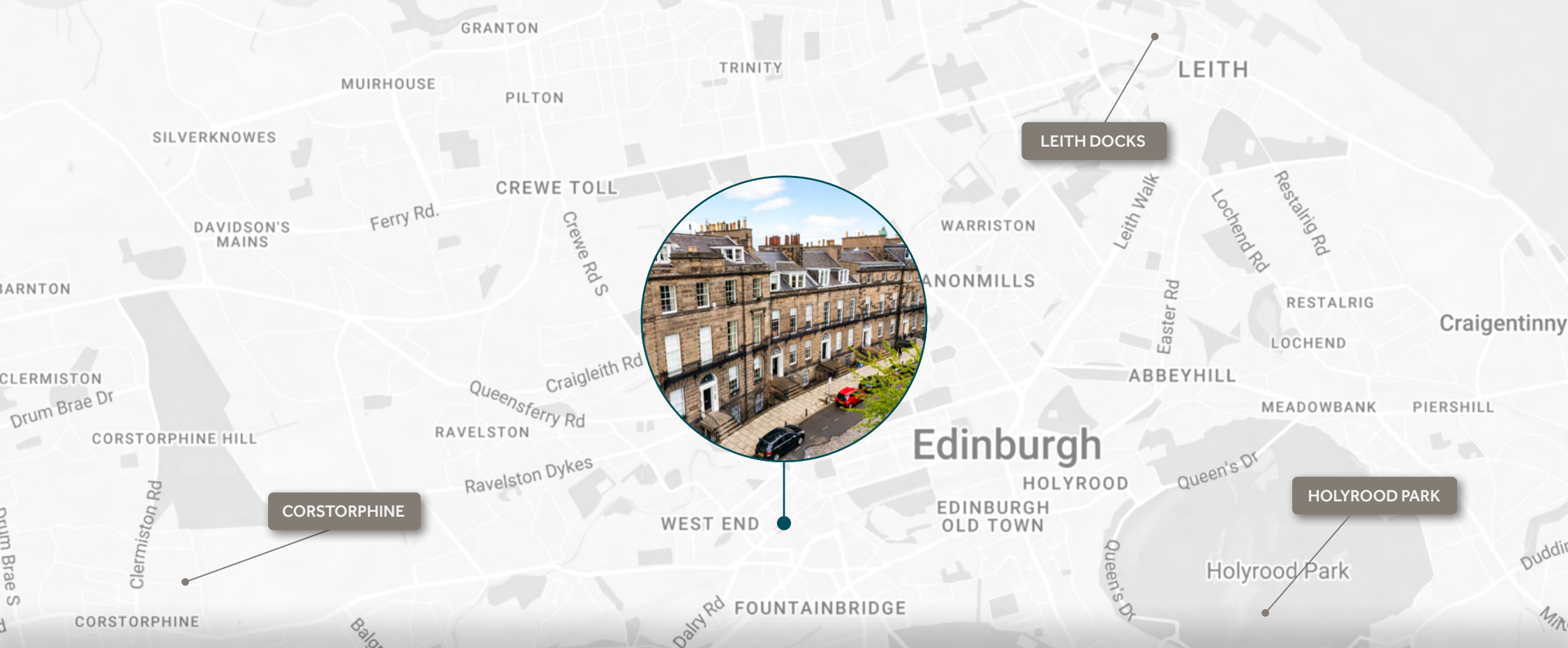
FOR SALE

Development Opportunity in Edinburgh's West End



10 & 10A COATES CRESCENT





LOCATION

Situated in the heart of Edinburgh's cosmopolitan West End, 10a + 10 Coates Crescent occupies a prime position on a highly desirable street, characterised by elegant Georgian architecture. Home to several established businesses and residential dwellings, plus high-end boutique hospitality venues.

The property is situated near the city's main attractions and fantastic local amenities. The West End village around William Street and Stafford Street provides a great selection of independent shops, boutiques, cafés, bars and restaurants, all within walking distance.

The location is exceptionally well-connected to Edinburgh's public transport links. The West End tram stop is situated directly across the street, providing effective links across the city and onto Edinburgh Airport. Haymarket Station is also within short walking distance, enabling mainline rail access across Scotland and the rest of the UK.

E.H. Janson & Co
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AUBREY
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DESCRIPTION

10 & 10a Coates Crescent presents a rare opportunity to acquire a Georgian townhouse office with traditional stone façade in Edinburgh's West End. This A-Listed property offers a mix of cellular and open plan accommodation across lower ground, ground and two upper levels. The property contains spacious and well-proportioned rooms and to the rear of the property are three private parking spaces (2 clear + 1 blocked) accessed from Walker Street Lane.

The property provides excellent re-development potential, subject to the necessary consents. Its prime location, period features,

and generous proportions make it ideal for a range of uses, including serviced apartments, boutique hotel, commercial office space, or high-end residential conversion.

The current lease expires on 30th July 2026. The property will be offered with vacant possession after the passing of this date.

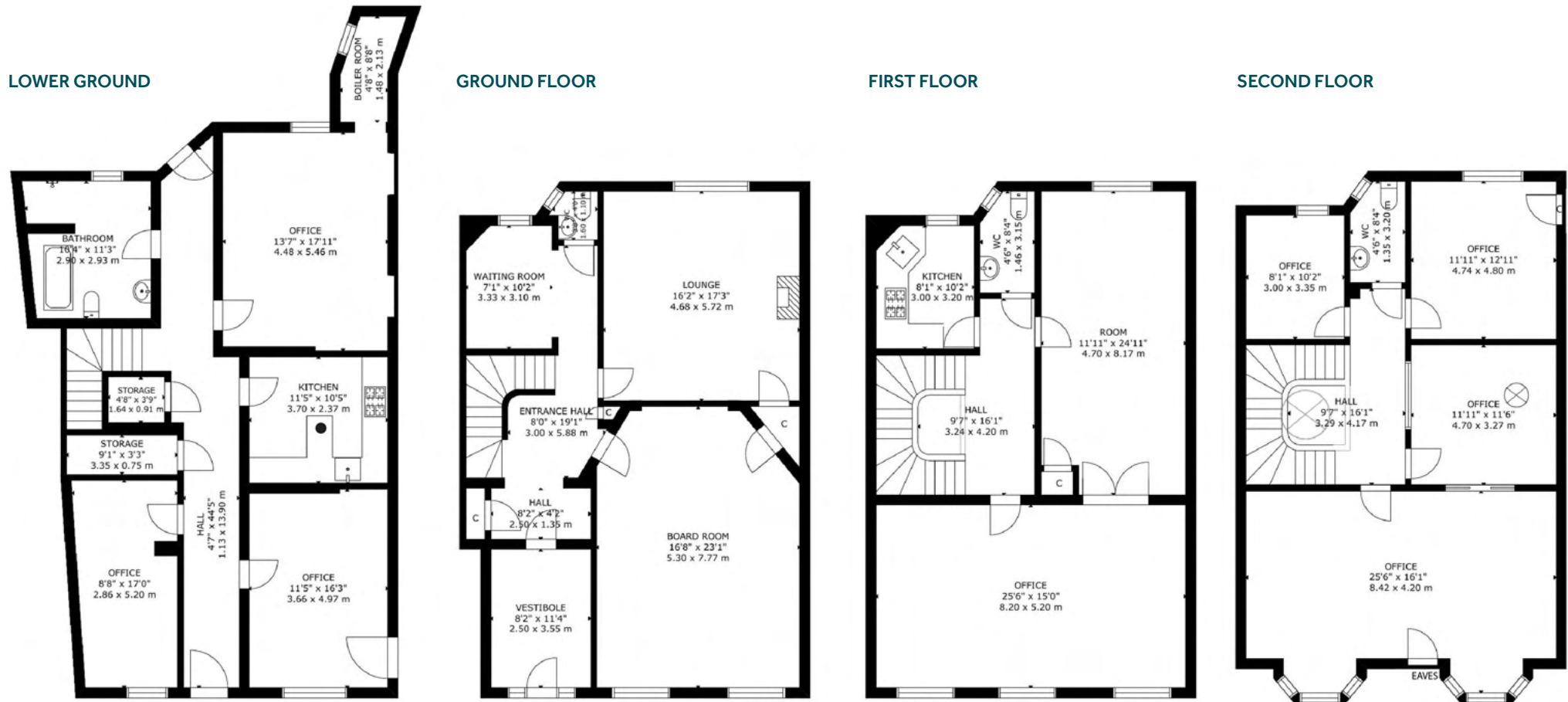
All planning enquiries should be directed to the City of Edinburgh Council Planning Department.

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AREAS

The property has been measured in accordance with the RICS Code of Measurement Practice 6th Edition on a Gross and Net Internal Area basis. The property extends to approximately:

GIA: 406 sqm (4,367 sqft) **NIA:** 322 sqm (3,460 sqft)





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TENURE

Heritable (Scottish equivalent of English freehold).

VIEWINGS

Viewings and inspections can be accommodated by contacting the sole selling agents.

RATES

The rateable value for the property is £52,800 split between upper floors (£43,600) and lower ground floor (£9,200).

USE CLASS

Class 4. Business

EPC

Available upon request to selling agents.

VAT

The property is not elected for VAT.

PRICE

Offers over £1,450,000





EDINBURGH CASTLE

10 & 10A COATES CRESCENT



SOLE AGENTS

For offers, viewings or further information please contact the sole agents:

Archie Henderson

archie.henderson@rettie.co.uk | 0131 322 2654 / 07979 459 809

Sandy Gilmour

sandy.gilmour@rettie.co.uk | 0131 220 4160 / 07901 256956

[VIEW PHOTO GALLERY](#)

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