



6, 8 & 10 Brandfield Street

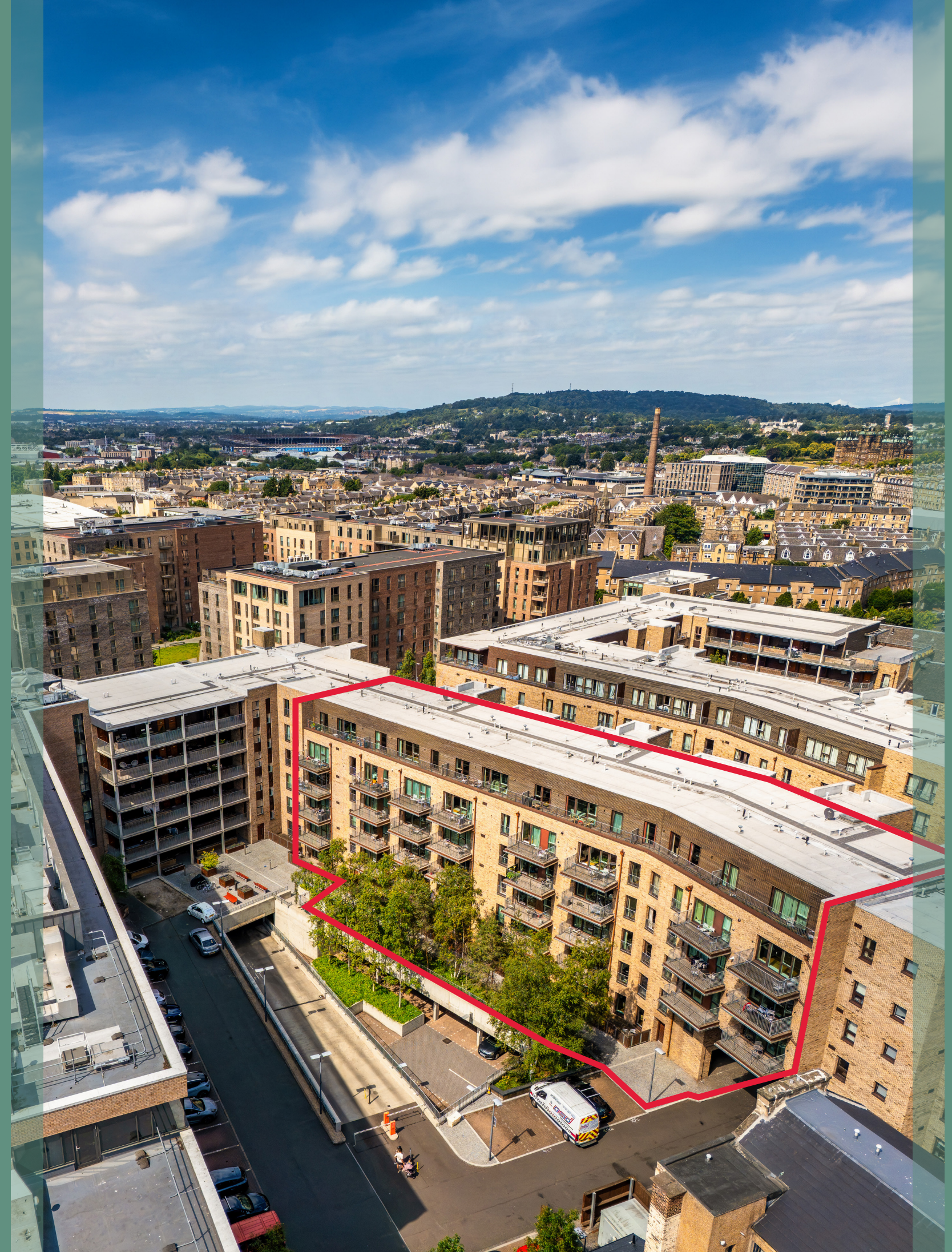
Edinburgh EH3 8AS

A Prime Residential Investment Opportunity in Edinburgh City Centre

CBRE  **RETTIE**

INVESTMENT SUMMARY

- A rare opportunity to acquire a **prime, established residential investment asset** in the heart of Edinburgh city centre.
- **Rental growth**, Edinburgh continues to reward landlords with strong performance, Citylets database recorded increases of **c.40-44%**, across 1, 2 and 3 bed apartments over the past 5 years.
- A portfolio of **46 modern, high-quality apartments** in three complete stair cores, arranged in a market-facing mix of **1, 2 and 3 bed units, together with 37 secure basement car spaces** (potential for another 2 spaces).
- Forming part of the wider Springside estate, **a professionally managed mixed-use development** comprising BTR, serviced apartment, hotel and private residential assets.
- Strong letting performance - **currently 95% let.**
- **Excellent asset management potential.** There is the opportunity to capture rental growth established by a recent tranche of lettings, as well as increasing revenue from the car parking spaces.
- **Gross Passing rent of £839,820 per annum and a Gross ERV of £986,880 per annum.**
- **Offers in excess of £13,250,000**, for the benefit of our clients heritable interest, subject to the current tenancies. A purchase at this level will reflect an attractive **Net Initial Yield of 5.28%** and **Reversionary Yield of 6.36%.**
- The purchase price reflects a **low capital rate of £327 per sqft** (inclusive of parking) and a significant discount to the **break-up value, estimated at £17.6 million.**



LOCATION

Brandfield Street lies within the established Fountainbridge district, immediately to the west of Edinburgh city centre – a historic area that has been transformed over the past two decades into one of the capital's most dynamic mixed-use quarters. Fountainbridge today combines high-quality residential, build-to-rent, purpose-built student accommodation, offices, hotels and serviced apartments. In addition, the nearby Exchange District, Edinburgh's principal business district is home to many of the city's largest corporate and professional services occupiers.

The location offers convenient access to Edinburgh's key employment hubs and exceptional amenities. Notable local attractions include the Usher Hall, the Royal Lyceum Theatre, Fountain Park entertainment and leisure complex, and the EICC on nearby Morrison Street, while the retail and leisure amenities of Edinburgh's West End, Princes Street and George Street are all within a short walk.



LOCATION



Haymarket Train Station
is approximately
10 minutes walk



Cycle routes through
Fountainbridge
to Edinburgh
City Centre



West End &
Haymarket tram stops
approximately
10 minutes walk



Approximately
20 minutes from
Edinburgh Airport



Approximately
15 minutes to reach
the M8 Motorway

EDINBURGH RESIDENTIAL MARKET

Edinburgh’s residential market benefits from high levels of professional employment, a significant student population across the city’s world-renowned universities, and a constrained supply of new housing. The city remains one of the UK’s most constrained rental markets. Rettie’s research shows Edinburgh’s Build to Rent pipeline represents only around 1.3% of households and with 23% of housing share in the private rented sector there is a real shortage of high-grade stock relative to demand. The city is the UK’s second largest financial centre and one of the UK’s most visited tourist destinations, underpinning demand from both long-term residents and the wider rental market. These factors have supported strong rental growth, with rents rising by as much as 43% over the past five years. Demand is strongest for one- and two-bedroom apartments close to transport links and employment hubs.



Edinburgh’s owner-occupier market saw average selling prices of £296,093 between November 2025 and January 2026, up 4.3% year-on-year, with properties achieving 100.9% of Home Report valuation on average. These conditions support resilient demand for income-producing residential assets.



DESCRIPTION

The property comprises three modern, adjacent and complete residential blocks providing a total of 46 1-, 2- and 3-bed apartments, forming part of the wider Springside mixed-use development in central Edinburgh.

Each block comprises a self-contained stair core providing accommodation over ground and five upper floors with a shared, secure car park at basement level. Each block benefits from a lift providing access to all levels.

The individual apartments are finished to a high standard with the majority benefiting from private, enclosed terraces or balconies.

- Engineered wood flooring to living rooms/kitchens and hallways
- Carpets to bedrooms
- Modern, high-quality kitchens
- Integrated appliances – oven, microwave, hob, fridge/freezer and dishwasher
- Washing machines, some units with separate utility room
- Gas-fired combi-boiler and underfloor heating
- Fitted wardrobes to bedrooms
- Double glazing
- Secure door entry
- 37 secure, demised basement car spaces



ACCOMMODATION

	TYPE	NO.	AV UNIT SIZE (SQ FT)
NO. 6	1 BED	4	515
	2 BED	8	954
	PENTHOUSE (M) - 2 BED	1	1,070
	PENTHOUSE (N) - 2 BED	1	983
	TOTAL	14	-
NO. 8	1 BED	4	626
	2 BED	9	956
	3 BED	1	1,193
	PENTHOUSE (R) - 2 BED	1	1,010
	PENTHOUSE (P) - 3 BED	1	1,097
	TOTAL	16	-
NO. 10	1 BED	4	626
	2 BED	9	956
	3 BED	1	1,193
	PENTHOUSE (S) - 2 BED	1	982
	PENTHOUSE (P) - 3 BED	1	1,097
	TOTAL	16	-
TOTAL	1 BED	12	-
	2 BED	26	-
	3 BED	2	-
	PENTHOUSE	6	-
	TOTAL	46	40,492

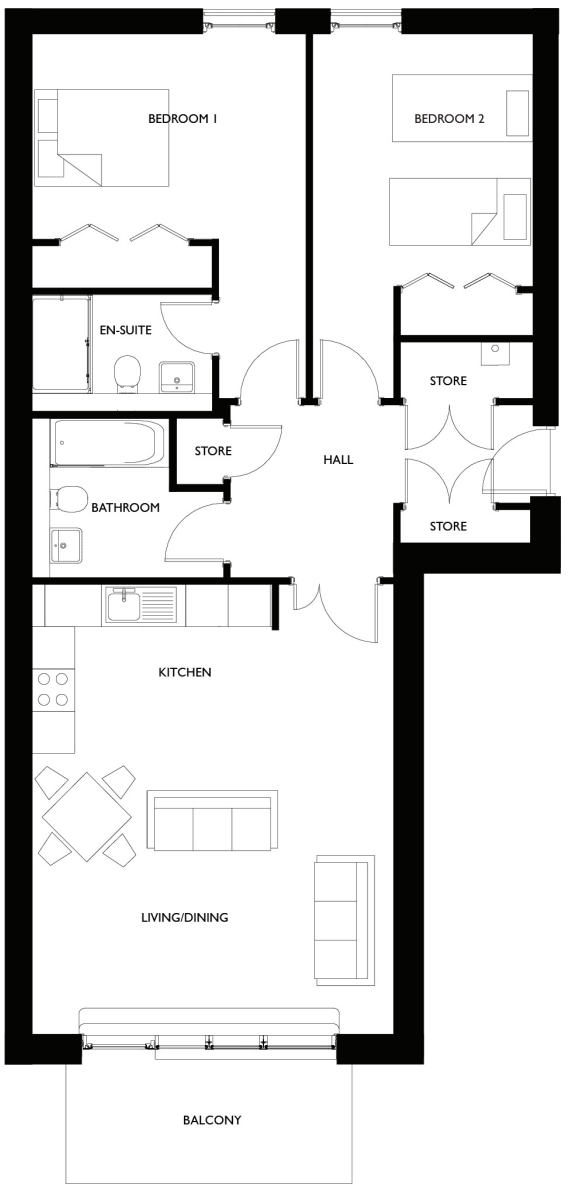


TYPICAL FLOOR PLANS

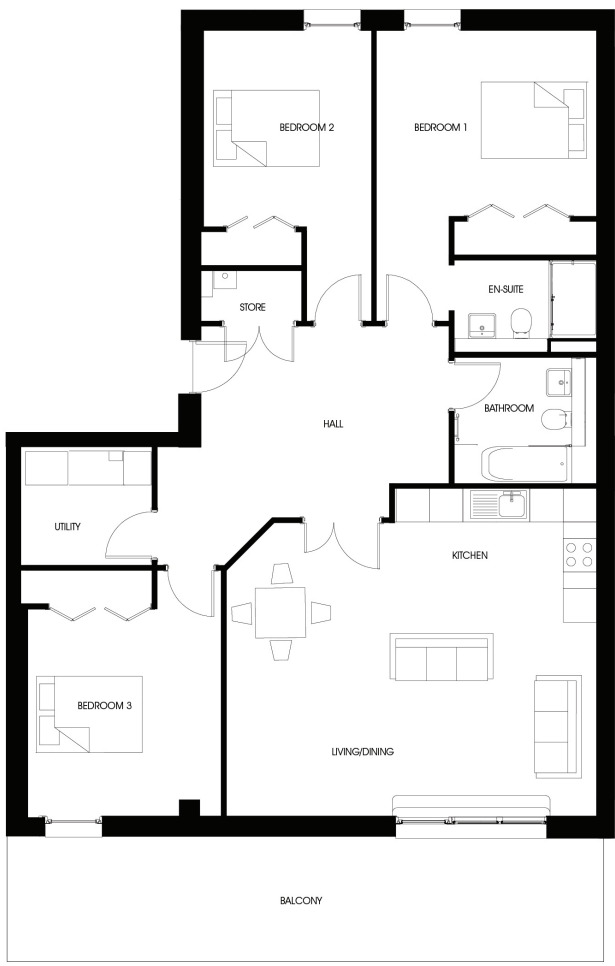
1 BEDROOM



2 BEDROOM



3 BEDROOM



PENTHOUSE



THERE ARE 16 UNIT TYPES IN TOTAL ACROSS THE DEVELOPMENT.
COPIES OF THE FLOOR PLANS ARE AVAILABLE IN THE DATA ROOM.

INCOME SUMMARY

Brandfield Street has a proven track record of attracting tenants with a strong occupation / letting performance. As of 2nd September 2026, the property is 95% let, with tenant interest in the two vacant units. The most recent lettings have all achieved rents aligned with the Estimated Rental Values (ERV's).

Current passing rents provide a platform for future sustained income performance.

There is the opportunity to capture rental growth established by a recent tranche of lettings, as well as increasing revenue from the car parking spaces.

Moda Life Management is currently responsible for the letting, management and maintenance of the individual apartments. The current budget for FY2026 is £81,599 per annum including VAT. Further information, along with a copy of the current budget is available in the data room.

Responsibility for factoring and management of the common parts and building fabric is undertaken by **Taylor Martin** as part of an appointment covering the wider Springside estate. The current factor charge for FY2026 is £36,325 per annum.

Tenancy Agreements

The majority of the units are let on Private Residential Tenancy (PRT) agreements with a small number of corporate lets. Sample PRT's are available in the data room.

	AVERAGE PASSING RENT	AVERAGE ESTIMATED RENTAL VALUE
1 BED (PCM)	£1,288	£1,652
2 BED (PCM)	£1,671	£1,821
3 BED (PCM)	£1,834	£1,948
GROSS (PA)	£839,920	£986,880
NET (PA)	£721,896	£868,956



FURTHER INFORMATION

EPC

All EPC's are available within the data room.

TECHNICAL INFORMATION

- EWS1 report
- EPCs
- Electrical Installation Certificate Reports
- Floor plans

DATA ROOM

Full access can be granted to seriously interested parties upon request.

PROPOSAL

Offers in excess of £13,250,000, for the benefit of our clients heritable interest, subject to the current tenancies. A purchase at this level will reflect an attractive **Net Initial Yield of 5.28% and Reversionary Yield of 6.36%**.

The purchase price reflects a **low capital rate of £327 per sqft** (inclusive of parking) and a significant discount to the **break-up value, estimated at £17.6 million**.

VIEWING AND FURTHER INFORMATION

The asset can be viewed strictly by prior appointment through the selling agents.



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