

# DM HALL

To Let /  
May Sell

Office / Full  
Townhouse /  
Development  
Opportunity (STP)

6 Coates Crescent,  
Edinburgh,  
EH3 7AL

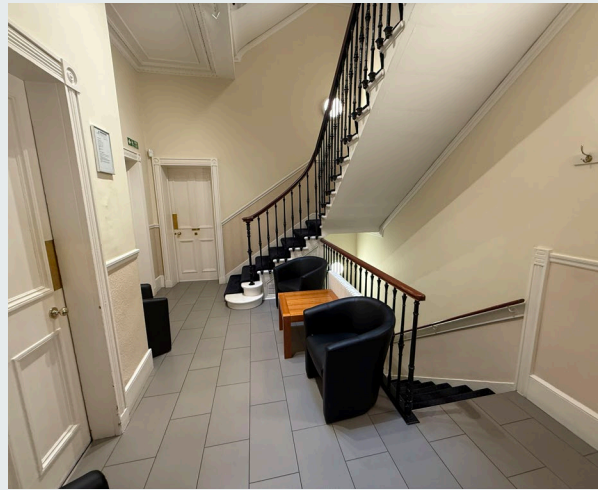
430.01 SQ M  
4,628 SQ FT





# Property Details

- Exceptional and unique A-listed office/townhouse premises
- Situated in established, desirable and affluent Coates Crescent within Edinburgh's West End
- Full townhouse situated over lower ground, ground, first, second and third/attic floors
- Benefits from excellently maintained garden/rear courtyard/outside terrace
- Premises suitable for new tenancy, owner occupation, investment or development purposes (subject to all relevant consents being obtained)
- Access via courtyard directly to rear mews/garage/lock-up
- 4 car parking spaces located on William Street South-East Lane
- Outstanding period features located throughout premises
- Preference to lease, rental offers over £125,000 per annum (exc. of VAT)
- Offers over £2,150,000 may be considered for the heritable interest





## LOCATION:

The subjects are located at number 6 on the eastern side of Coates Crescent within Edinburgh's desirable and affluent West End, with Shandwick Place located to the east, West Maitland Street to the west, Atholl Crescent to the south and Melville Street to the north.

Edinburgh's West End tram stop is located directly adjacent, with Haymarket Station further located only a short 5-minute walk away. Edinburgh's famous Princes Street and George Street are further a few minutes' walk around the corner.

Nearby national occupiers to 6 Coates Crescent include Black Sheep Coffee, Starbucks, Café Nero, Boots, Sainsbury's, Bank of Scotland and Greggs. Edinburgh's new Haymarket Development is a further 5-minute walk away that benefits from a considerable range of business, leisure, office, retail and hospitality offerings.

The exact location of the premises can be seen on the below appended plan:

## DESCRIPTION:

The subjects comprise an exceptional Category A-Listed office/townhouse premises contained over lower ground, ground, first, second and attic floors. The building is stone built and is surmounted by a part pitched and part flat roof, which we assume to be overlay with a bituminous felt or similar type finish.

Externally, the premises benefits from an excellently maintained garden/courtyard/terraced area, with direct access to a rear mews/garage/lock-up available via a set of stairs to the rear of the outside area. The building further benefits from having 4 car parking spaces that are accessed off William Street South-East Lane.

Internally, main door access on the ground floor provides passage to a traditional entrance vestibule, with a large open plan office, smaller office and meeting/conference room located off the entrance hall. Stairs from here lead downwards towards the lower ground floor level that offers further open plan office space, server room and staff welfare facilities, whilst also giving access directly to the rear courtyard.





The first, second and third/attic floors offer a considerable amount of both open plan and cellular office and meeting space, with further staff welfare facilities located on both the second and third/attic floors. The premises retains many of its period features which include a traditional townhouse staircase, as well as a top floor copula that floods the premises with natural light.

**ACCOMMODATION & FLOOR AREAS :**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

FLOOR	SQ M	SQ FT
Lower Ground	76.58	824
Ground	110.10	1,185
First	101.27	1,090
Second	83.65	900
Third/Attic	58.41	628
TOTAL	430.01	4,628

**SERVICES:**

The subjects benefit from mains gas, electricity, water and sewerage.

**LEASE TERMS:**

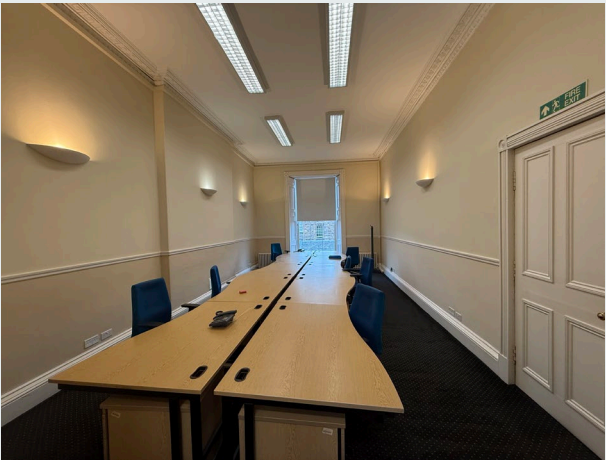
We are seeking rental offers over £125,000 per annum (exc. of VAT) on a new Full Repairing and Insuring Lease agreement for a term to be agreed.

**SALE TERMS:**

Our may consider selling the heritable interest in the premises, with offers over £2,150,000 (exc. of VAT) invited for the outright purchase.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is F.

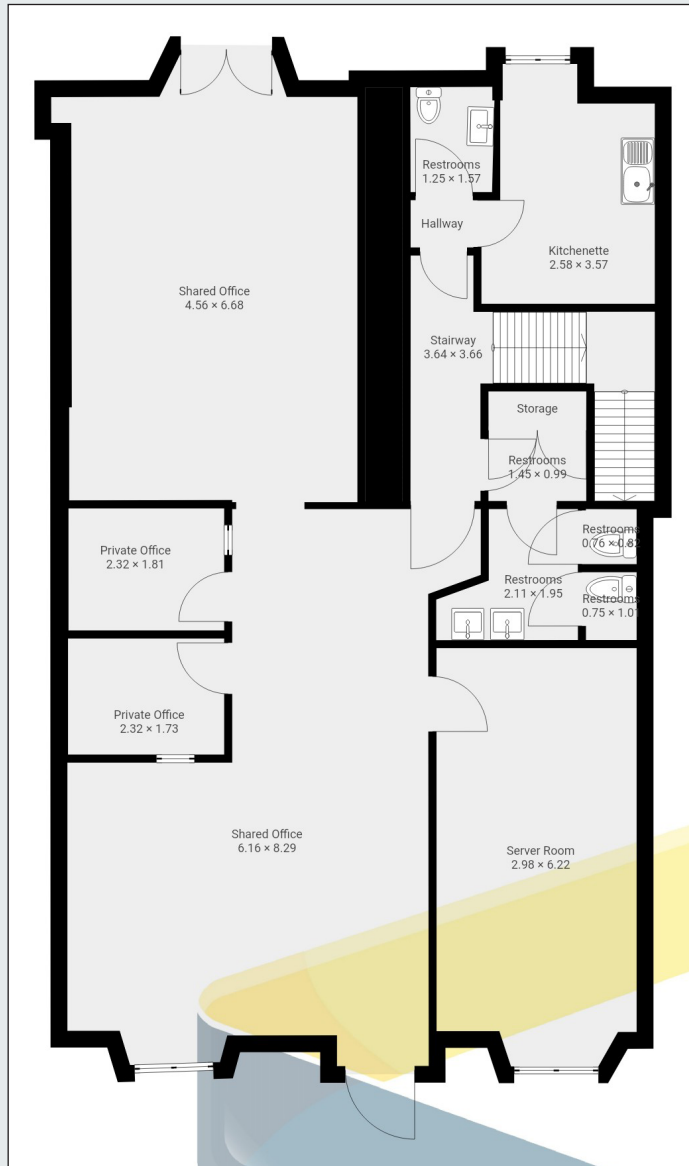




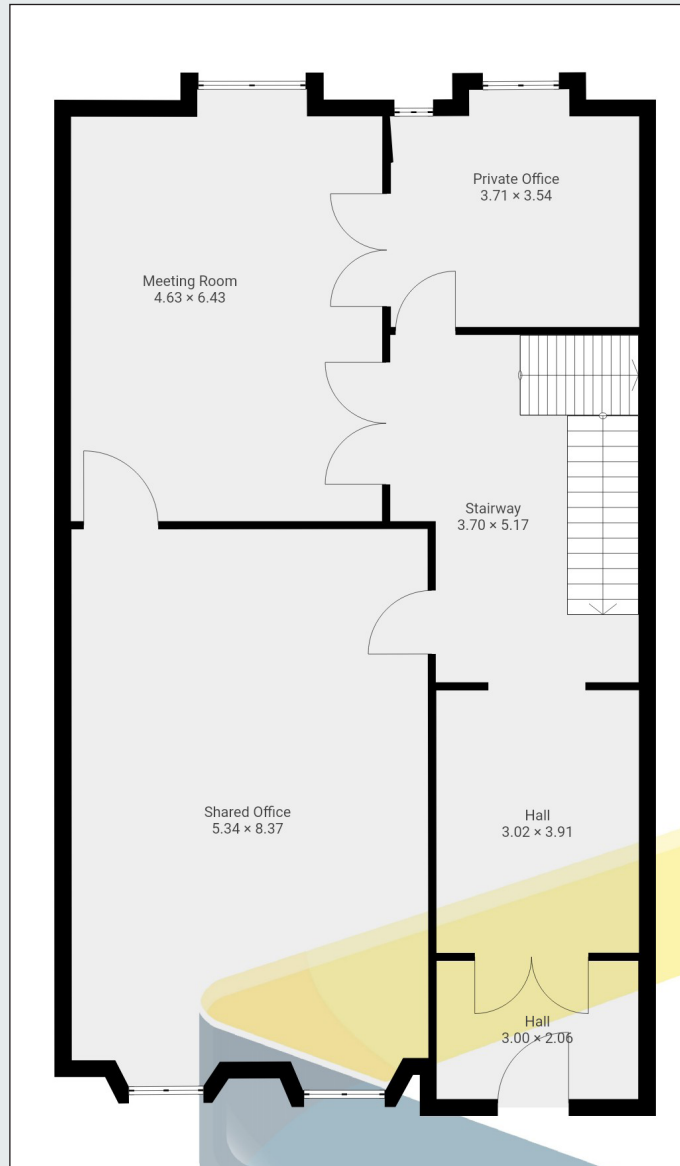




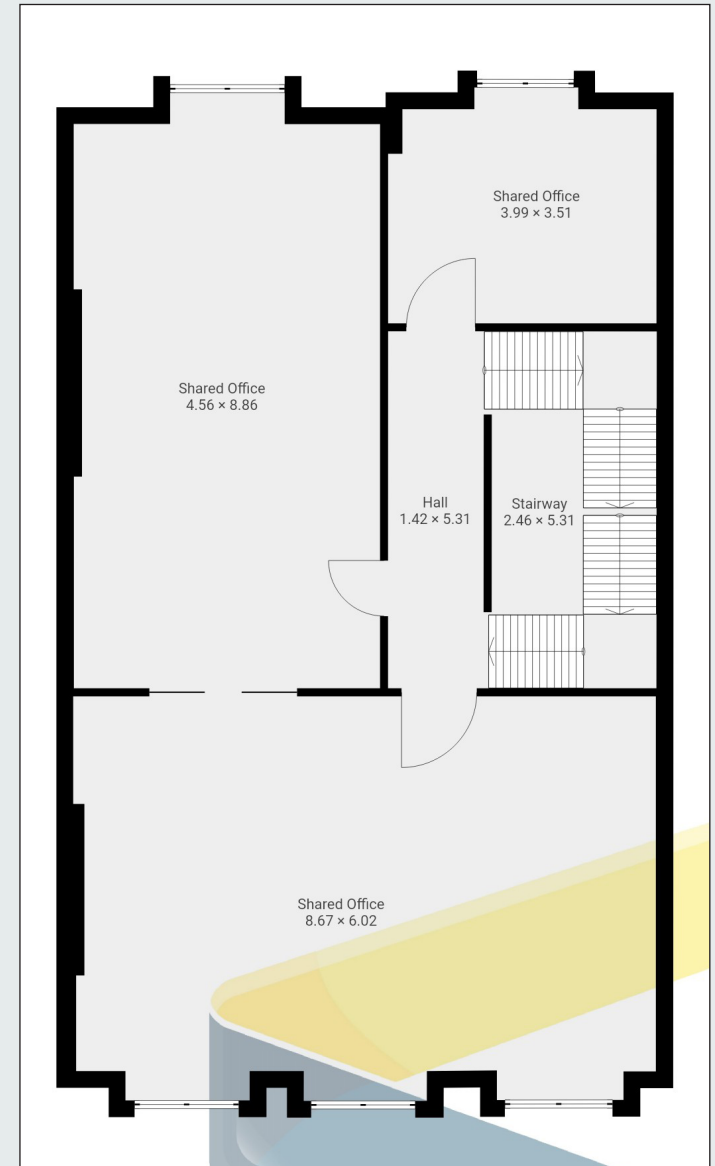
BASEMENT



GROUND FLOOR



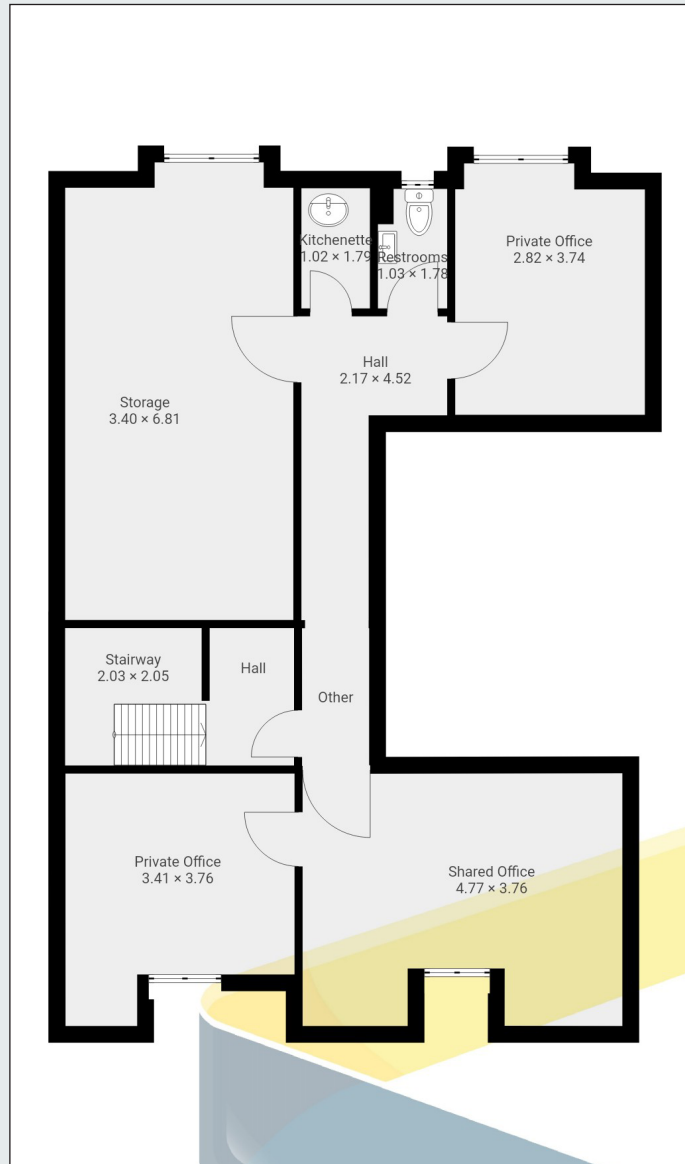
FIRST FLOOR



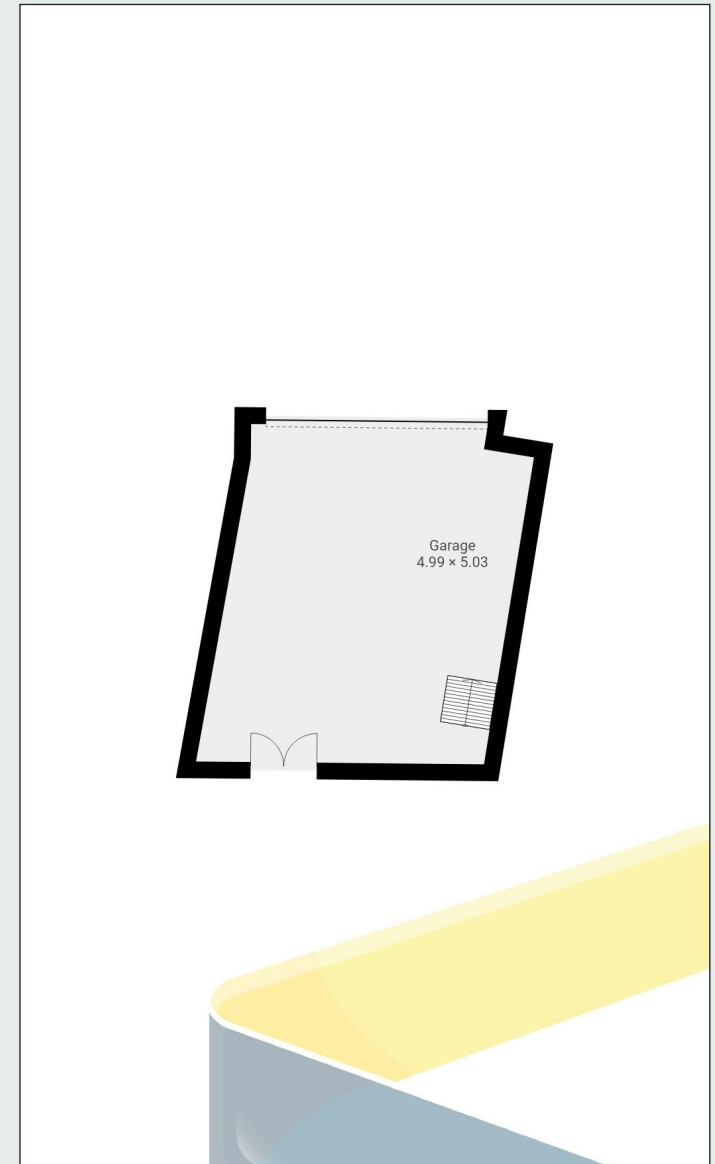
SECOND FLOOR



ATTIC



GARAGE



# Property Details

## NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £68,400 per annum.

## PROPOSAL:

Any proposals to lease or purchase should be sent directly to the sole selling agents.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

## ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

**DM HALL**



Regulated by

**RICS**

COMMERCIAL DEPARTMENT | 0131 624 6130



## Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

PROPERTY REF: ESA3570

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