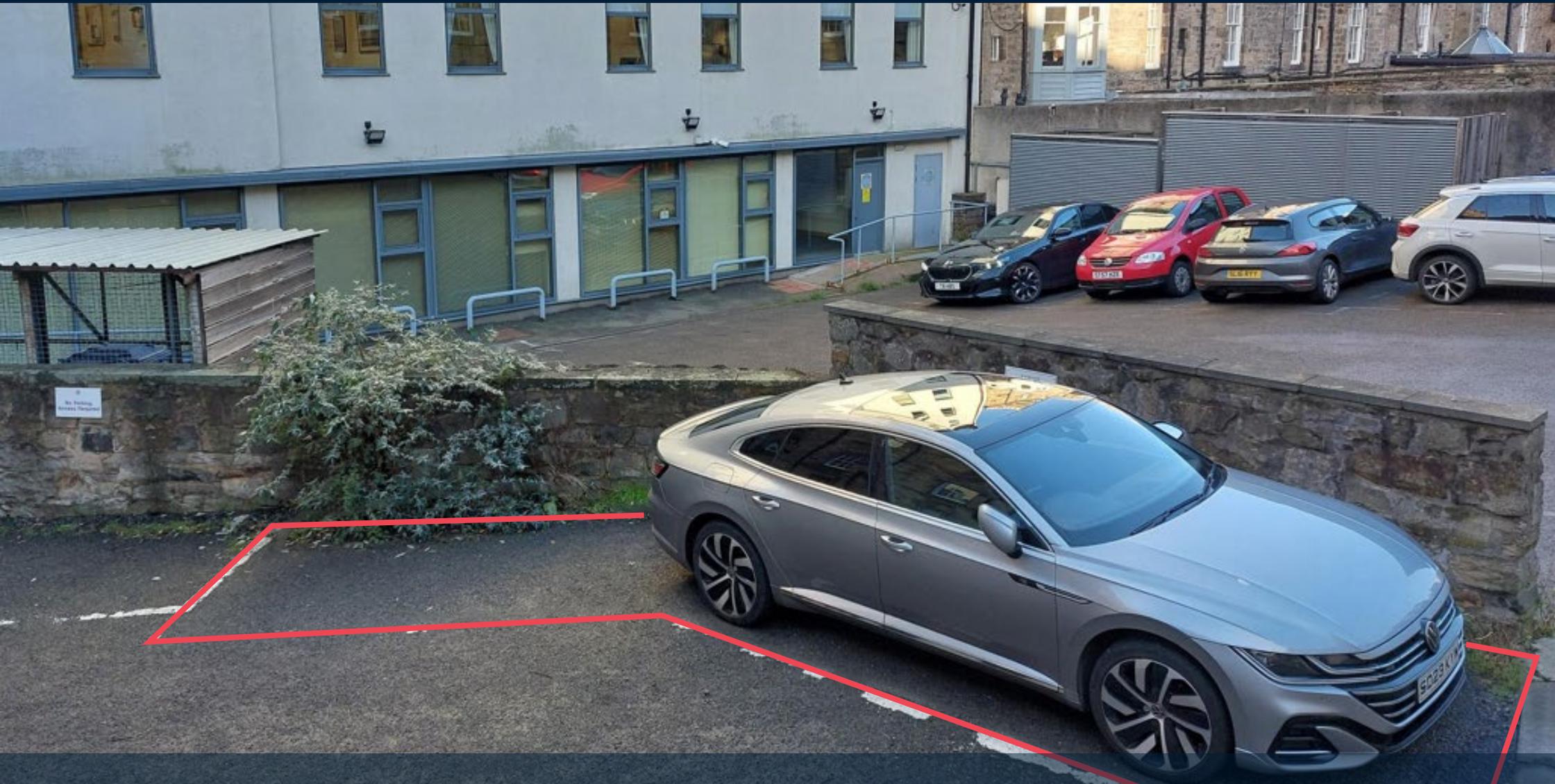


**FOR SALE**  
**1 PRIVATE PARKING SPACE**

**GRAHAM  
SIBBALD**



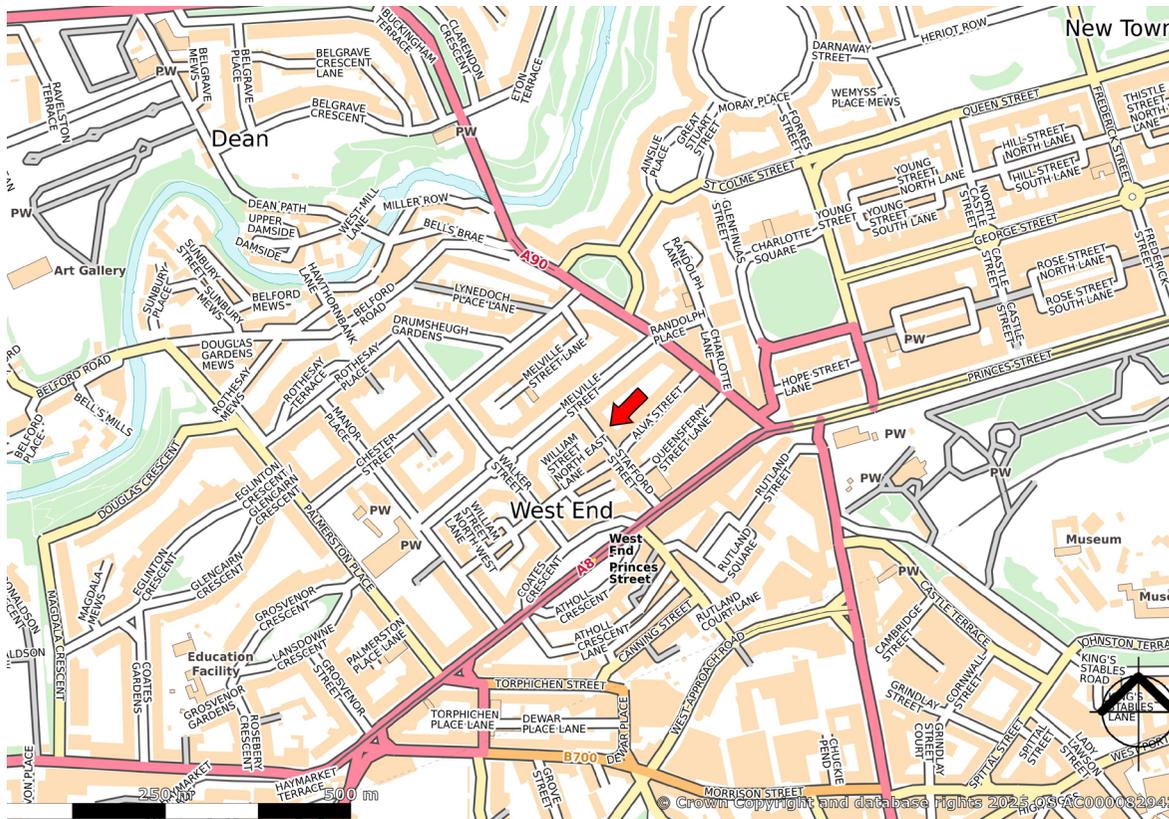
**Stafford Street Lane,  
Edinburgh**

- 1 Private Clear Parking Space
- Rare opportunity to purchase the heritable (freehold) interest
- Located within the heart of Edinburgh's West End
- Offers over £35,000 (exclusive of VAT)

## LOCATION

The subjects are located on Stafford Street Lane, positioned within the heart of Edinburgh's prestigious West End. Stafford Street Lane lies less than 500 metres from Princes Street and sits just a short distance from Shandwick Place and the key transport interchange at Haymarket.

The surrounding area is characterised by a blend of high-quality commercial offices, boutique retailers, cafés, and Georgian residential properties. The West End remains one of Edinburgh's most sought-after districts, attracting a wide range of professional occupiers and benefitting from excellent public transport connections, including tram, rail, and numerous bus services.



## DESCRIPTION

The subjects comprise a rarely available opportunity to acquire a single large private off-street parking space, located on Stafford Street Lane, Edinburgh. The subjects are accessed via a pend, located adjacent to Stafford Street.

## RATEABLE VALUE

We understand the space has a rateable values of £2,100. With the 2026 proposed value increasing to £2,200. The space should therefore qualify for 100% rates exemption when occupied under the small business bonus rates relief scheme.

## PRICE

We are instructed to seek offers over £35,000 (heritable interest with vacant possession)

## LEGALS

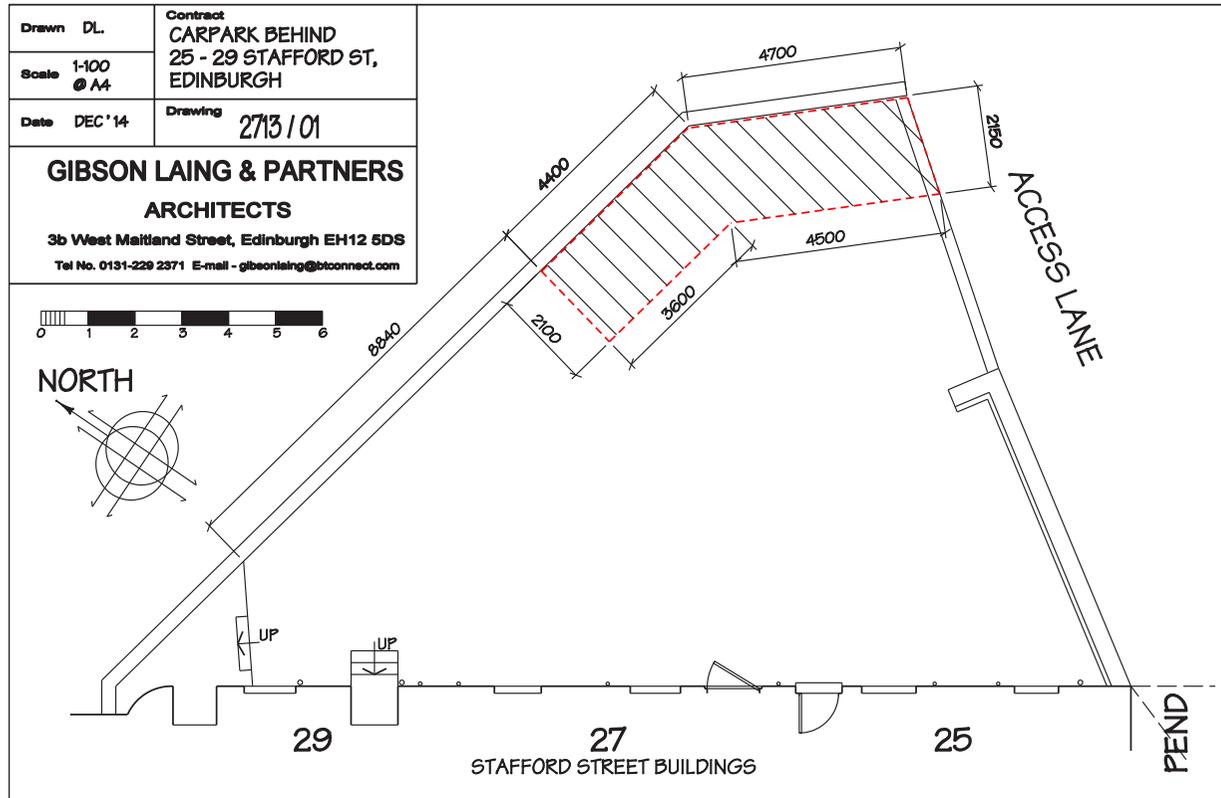
Each party is to pay their own legal costs and the ingoing purchaser will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.



To arrange a viewing please contact:



**CORANN HENDERSON**  
**Graduate Surveyor**  
 corann.henderson@g-s.co.uk  
 07776 844 275



**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: January 2026

**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.