

# Granton Waterfront



**TO LET**  
**COMMERCIAL STANCE / POP UP CAFÉ**  
**Station Square, Waterfront Broadway,**  
**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 owns around 50 hectares of land, with plans 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.





## Station Square - Waterfront Broadway

Station Square is located on the corner of Waterfront Broadway and Waterfront Avenue and is a key area of public realm within the new Granton Waterfront regeneration area. It is situated in front of the Granton Station building which has been restored and transformed into a creative hub run by Wasps Studios and within a short distance of the new gas holder park which is due to open early 2025. The square adjoins a new development of 75 homes for rent and three commercial units and is situated within an existing town centre area. Bus stops are located at both Waterfront Broadway and Waterfront Avenue.

The existing commercial offering consists of a variety of shops and services including a supermarket, dentist, private healthcare facility, and three new build commercial units within the neighbouring development on Waterfront Avenue will be opening soon. 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. Nearby, both the Edinburgh College campus and office building at 1 Waterfront Avenue provide further opportunity to capture passing trade.

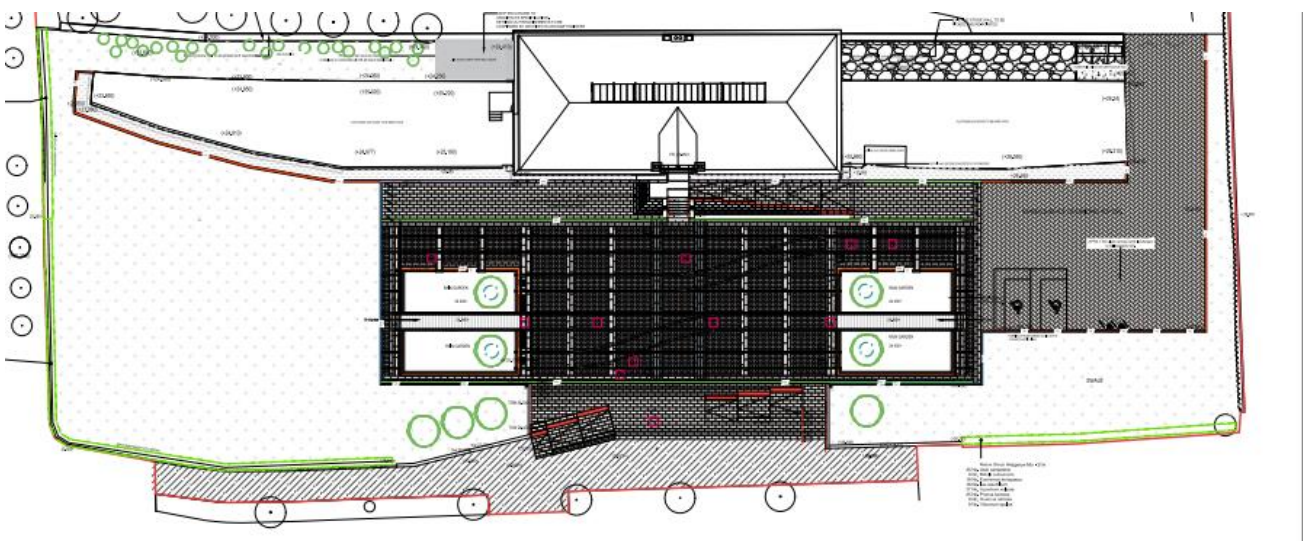
Extensive development of new homes has been completed over the last few years on Waterfront Broadway, Waterfront Avenue, and the Granton Harbour area. In addition to this, the Council are leading on a series of developments that are now well underway and which will lead to increased footfall from local and wider visitors to the area.

### 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.

### The opportunity

This plot at Station Square presents an excellent commercial opportunity for a commercial stance / pop up café. This opportunity also provides 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. It is intended that Station Square will become an events venue for festivals and markets in future years.



## **Weight Limit and site protection**

The unit would be located on the hard standing of Station Square (the exact location is open to negotiation whilst taking into consideration that the main square is required for events and access for emergency services is required at all times). The site has a weight loading specification. Applicants must demonstrate that weight loading limits will be adhered to throughout the duration of their occupation. The Council reserves the right to carry out independent assessments to ensure the integrity of the space.

Applicants must detail how the hardstanding and any existing structures, street furniture, and trees will be protected from their activities.

## **Period/trading hours**

Operational hours permitted will depend on the type of activity and anticipated noise levels.

## **Traffic Management**

Station Square is accessed from the rear of the station building via Waterfront Avenue and the adjoining housing development. There is a small block paving area to the south of the square which can be used for loading and unloading for short periods of time.

## **Utilities**

The hardstanding provides access to electricity and water via a utility box within the public realm. The successful applicant will be required to install temporary meters to accurately record their water and power usage, which will be charged for at the end of the period.

## **Waste**

The successful operator will be responsible for dealing with the disposal of waste.

## **Statutory Compliance**

The successful applicant will obtain, all required licences and consents which may include a street traders and catering licence (if appropriate) prior to opening for business.

## **Rent**

Rental offers are invited

## **Non-Domestic Rates**

The ingoing tenant will be liable for payment of Non-Domestic rates if applicable. The site of any mobile commercial unit is still to be assessed for rating purposes with details available from Lothian Valuation Joint Board in due course.

## **Planning**

Planning permission may be required.

## **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.