3/48 WAVERLEY BRIDGE, EDINBURGH EH1 1BQ
WAVERLEYMARKETEDIN.COM

WAVERLEY MARKET

PRINCES ST
EDINBURGH

AN URBAN GATEWAY RETAIL OPPORTUNITY

F&B/RETAIL UNITS RANGING FROM 1,661 - 2,335 SQ FT, TO LET.

AVAILABLE NOW



THE BUSIEST 100,000 SQ FT IN EDINBURGH.

Waverley Market is directly joined to one of Edinburgh's most famous shopping streets and the UK's second-largest mainline station. Where visiting tourists, working professionals, and local shoppers all meet on their way in and out of the city.

THERE'S NO CHASING CUSTOMERS HERE

WAVERLEY MARKET IS RANKED IN THE TOP 0.2% FOR RETAIL IN THE UK.

41.5%
CORE MARKET SHARE OF RETAIL & LEISURE SPEND IN SCOTLAND

14,000
DAILY FOOTFALL ON WAVERLEY MARKET STEPS

30,000
PEOPLE PASS THROUGH EDINBURGH WAVERLEY EVERY DAY

£1,165M
RESIDENTIAL SPEND POTENTIAL (IN THE CORE CATCHMENT AREA)

£1,851M
TOURIST SPEND POTENTIAL (IN THE CORE CATCHMENT AREA)

1.6M
PEOPLE IN THE LOCAL CATCHMENT AREA

Source: CACI, July 2026

PUT YOUR BUSINESS IN FRONT OF OVER 30 MILLION PEOPLE A YEAR. EDINBURGH'S CITY CENTRE SEES UP TO 150,000 CUSTOMERS A DAY DURING PEAK SEASON.

With guaranteed footfall from arrivals, departures, and local residents, Waverley Market is perfectly placed for businesses that rely on a high-volume, fast-moving flow of customers.

ALL QUIET ON PRINCES STREET. ~ WAVERLEY MARKET'S STILL JUMPING.





THE FIRST COFFEE.

THE LAST SOUVENIR.



WHERE SHOPPING MEETS TRAVELLING, MEETS EATING, MEETS QUALITY TIME, MEETS POST-WORK DRINKS.

Waverley Market is a one stop shop for tourists, commuters and Edinburgh residents alike.





JOIN OUR OTHER TENANTS		Sainsbury's	
POST OFFICE	COSTA COFFEE	KINGPINS	ALL OVER THE WORLD

UPPER GROUND

UPPER GROUND | LOWER GROUND



Available now
Under offer
Occupied

AVAILABLE UNITS

UNIT 4

Area:
1,661 sq ft

Rateable Value:
£39,200

Rates Payable:
£19,619 pa

Service Charge:
£31,856 pa

Rent on request

UNIT 7

Area:
2,335 sq ft

Rateable Value:
£49,900

Rates Payable:
£24,002 pa

Service Charge:
£50,820 pa

Rent on request

UNIT 19

Area:
1,996 sq ft

Rateable Value:
£34,500

Rates Payable:
£16,595 pa

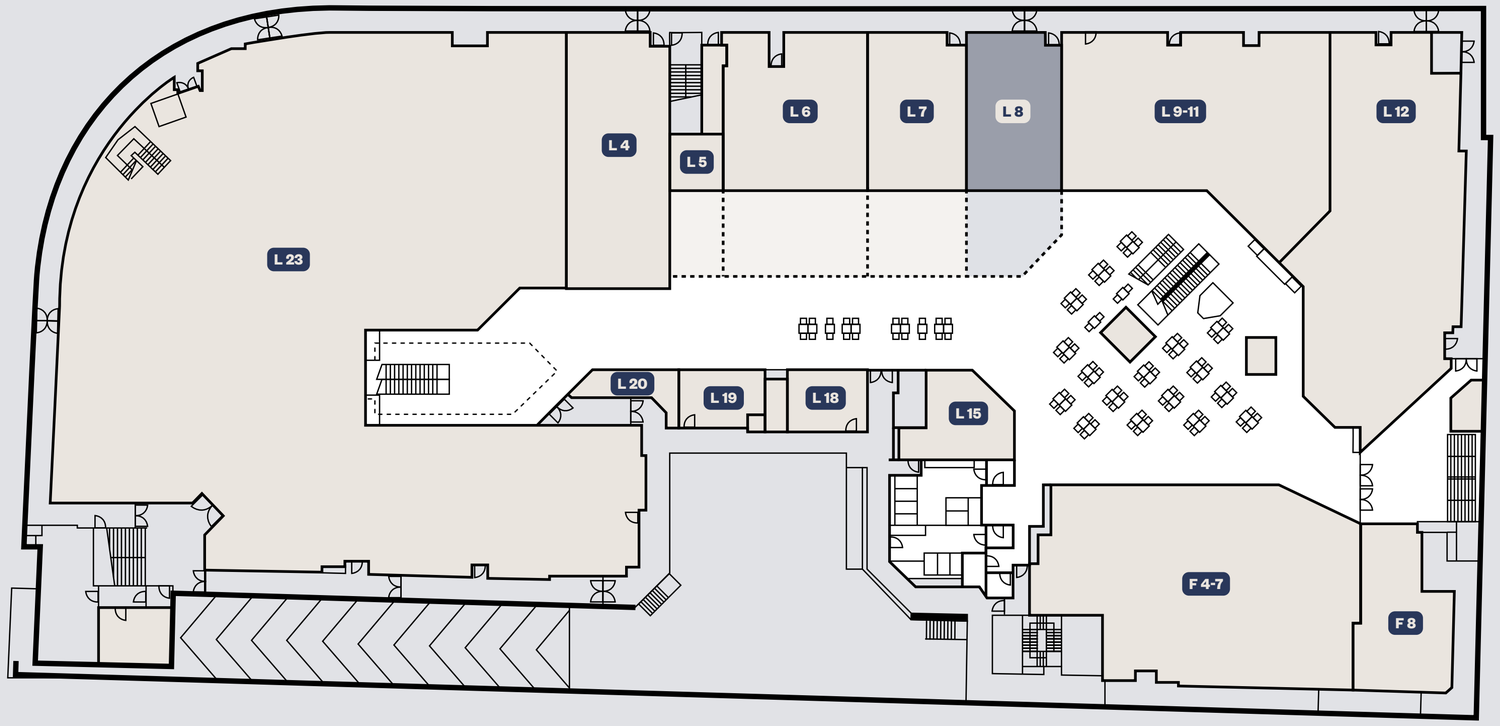
Service Charge:
£39,371 pa

Rent on request

UNIT	OCCUPIER
U 1	EDINBURGH WEAVING CO
U 2/3	KINGPINS
U4	AVAILABLE NOW
U 5/6	POST OFFICE
U7	AVAILABLE NOW
U 8	FLYING TIGER
U 9	NHS
U 10	DAMAGED SOCIETY
U 11	FAIRY MADE
U 12	GREGGS
U 13	STARBUCKS
U 14-18	SØSTRENE GRENE
U 19	AVAILABLE NOW
U 20	WARREN JAMES
U 21-22	AVALANCHE RECORDS
U 23	THE WHISKY SHOP
U 24	BORN IN SCOTLAND
U 25-26	LUGGAGE POINT
U 27	NEW LOOK

LOWER GROUND

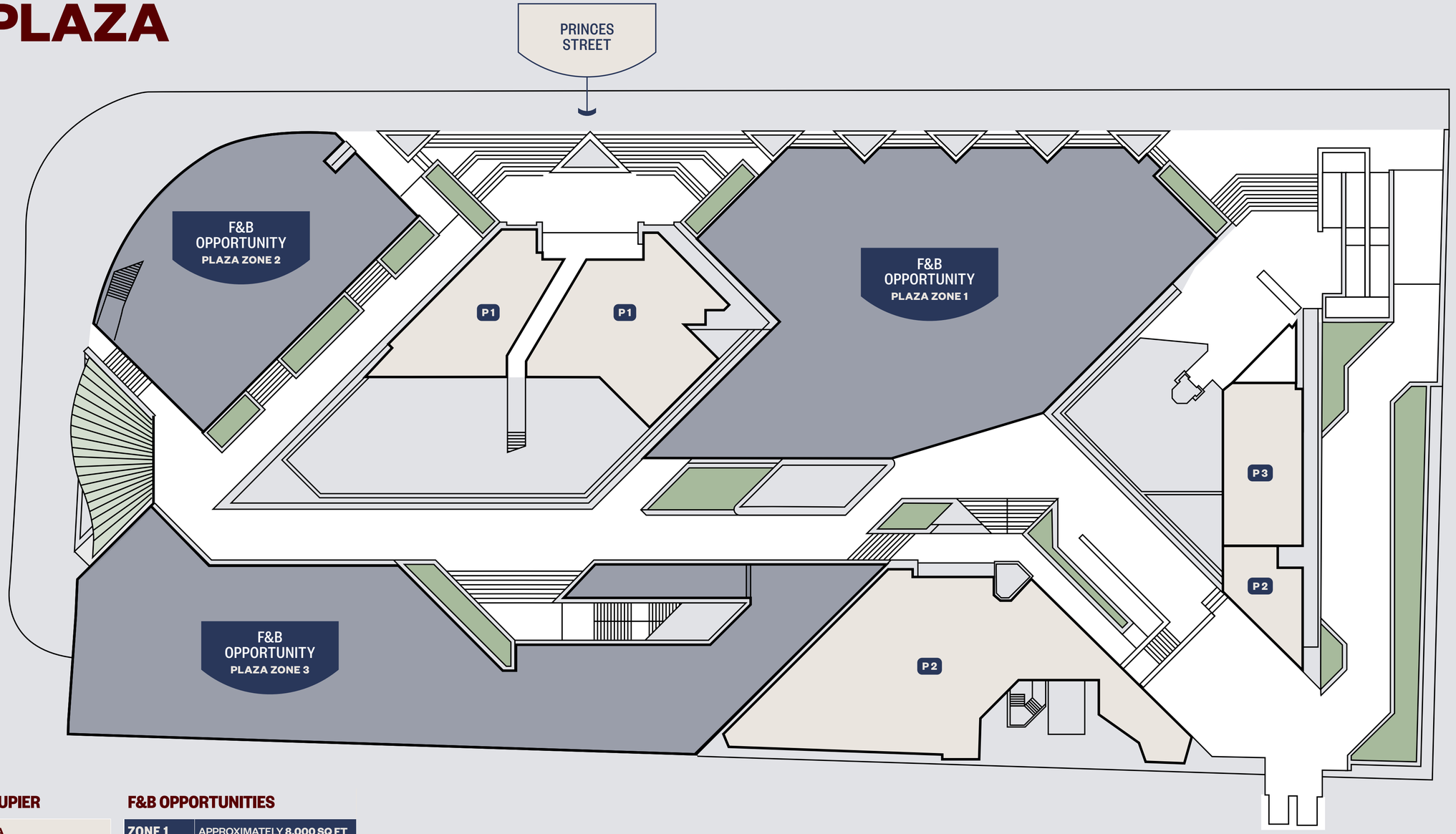
UPPER GROUND | LOWER GROUND



- Available now
- Under offer
- Occupied

UNIT	OCCUPIER
L4	ANIME REPUBLIC
L5	SUSHI
L 6	CHOPSTIX
L7	GDK
L 8	UNDER OFFER
L 9-11	KFC
L 12	MC DONALD'S
F 8	SUBWAY
F 4-7	SAINSBURY'S
L 15	MAGIC CUP
L 18	CHEERY CHURRO
L 19	EUROCHANGE
L 20	FONE BOX
L 23	KINGPINS

THE PLAZA



UNIT	OCCUPIER
P 1	COSTA
P 2	FIELD VISION
P 3	MR BAKEHOUSE

F&B OPPORTUNITIES	
ZONE 1	APPROXIMATELY 8,000 SQ FT
ZONE 2	APPROXIMATELY 4,500 SQ FT
ZONE 3	APPROXIMATELY 5,500 SQ FT

Available
Occupied



FOLLOW THE FOOTFALL.

Computer generated image of the Plaza

THE PLAZA

WAVERLEY MARKET

Situated on Princes St, directly above Edinburgh Waverley, the Plaza at Waverley Market has unmatched views of Edinburgh Castle and The Balmoral. It's where shoppers, commuters, and tourists come to rest, meet, eat, drink, and celebrate.



THE PLAZA

WAVERLEY MARKET







Computer generated image of the Plaza



Computer generated image of the Plaza

IMPOSSIBLE TO MISS.

~

IMPOSSIBLE TO IGNORE.



EVERY EDINBURGH STORY ~ STARTS HERE.

WITH THE NUMBER OF VISITORS PASSING THROUGH THE CITY **INCREASING BY 3.5% IN THE LAST YEAR ALONE,** EDINBURGH IS THE MOST VISITED CITY IN THE UK OUTSIDE OF LONDON.

Sitting at the heart of Edinburgh, above the city's main transport hub Waverley Market couldn't be better positioned. With entrances via both Princes St and Edinburgh Waverley there is no place quite like it for guaranteed footfall and unrivalled connectivity. The nearby North Bridge connects visitors to both Edinburgh's Old Town and New Town.

THE CITY'S LANDMARKS RIGHT ON YOUR DOORSTEP

1 THE BALMORAL	4 GLENAGLES	7 MARKS & SPENCER	10 EDINBURGH CASTLE
2 SCOTT MONUMENT	5 W HOTEL	8 UNIQLO	11 ST GILES' CATHEDRAL
3 APPLE	6 ST JAMES QUARTER	9 PRIMARK	12 EDINBURGH NEW TOWN

WAVERLEY MARKET

PRINCES ST
EDINBURGH

For further information, or to arrange a viewing,
please get in touch with our retained agents:

ORINSEN

ANNA HANSEN
+44 (0) 7717 411 668
ahansen@orinsen.com

ANDY BAIN
+44 (0) 7770 524 977
abain@orinsen.com

green&partners

ADAM BINDMAN
+44 (0)7825 442 413
Adam.bindman@greenpartners.co.uk

FRANKIE SOUTO
+44 (0)7497 390 998
frankie.souto@greenpartners.co.uk

3/48 WAVERLEY BRIDGE, EDINBURGH EH1 1BQ

WAVERLEYMARKETEDIN.COM

Misrepresentation notice: ORINSEN, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and ORINSEN have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
Designed by j2.net. September 2026.