# SCOTTISH PROPERTY USE CLASSES

A quick guide to common commercial uses and permitted changes

### FIRST, CHECK THE LAWFUL USE

The old Class 1 and Class 2 were replaced by Class 1A in March 2023. A change within the same class usually needs no change-of-use application, but planning conditions and the proposed works still matter.

| CLASS | TYPICAL USE | PERMITTED CHANGE OF USE |
|---|---|---|
| **1A** Shops & services | Retail, salons, estate agents, public-facing professional or health services | To 3*; to 4 if unit is 300 m² or less |
| **3** Food & drink | Cafés, restaurants; consumption on the premises | To 1A; to 4 if unit is 300 m² or less |
| **4** Business | Offices, R&D; and compatible light industry | To 6 if change affects 235 m² or less |
| **5** General industrial | Industrial processes, vehicle repair, car wash | To 4; to 6 if change affects 235 m² or less |
| **6** Storage & distribution | Warehouses, self-storage, distribution | To 4 |
| **7** Hospitality | Hotels, boarding houses and hostels | No general permitted change listed |
| **8/8A** Care | Care, hospitals, secure residential uses | No general permitted change listed |
| **9** Residential | Houses and certain small B&B;/guesthouse uses | No general permitted change listed |
| **10** Community | Nurseries, education, museums, halls, worship | No general permitted change listed |
| **11** Leisure | Gyms, indoor sport, cinemas, dance halls | No general permitted change listed |
| **SG** Sui generis | Outside a class: hot food takeaway, pub, betting shop, car sales | Depends on use; check specific rights |

## THREE POINTS TO CHECK

**1A TO 3***

Not permitted below any part of a dwelling or within 1 metre of one (excluding communal access).

**235 / 300 M²**

Size limits apply only to the particular permitted changes shown above; check the exact wording.

**GYM OR TAKEAWAY?**

Office/warehouse to gym (11) needs planning. A hot food takeaway is not Class 3.

Use as a guide only. Confirm the property's lawful use, planning history, conditions, proposed operation and any separate consents before agreeing terms. Mixed use may need permission. Sui generis permitted rights vary by use.

Sources: IME Scottish Commercial Property Use Classes; Edinburgh Council Quick Guide (March 2024).

**ime PROPERTY AGENTS**

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