

# FOR SALE

PUBLIC HOUSE & DEVELOPMENT OPPORTUNITY



2-4 Bath Road, Edinburgh, EH6 7JT



- **Attractive Residential Development Opportunity**
- **Planning permission for x5 two bedroom flats**
- **Located in the Leith district of Edinburgh**
- **Site includes corner Public House (1,384ft<sup>2</sup>)**
- **Offers over £375,000**
- **Potential to further covert Public House**
- **Located opposite Timber Yard Residential Development**

VIEWING & FURTHER INFORMATION:  
Enquiries should be directed to:

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EH3 8HA

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Contact:  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

The prominent corner site is located within the popular Leith district of Edinburgh approximately 2 miles to the north of the city centre. The premises and site sits on the corner of Bath Road and Salamander Street within an area of Leith where there is a high density of residential development being constructed over the coming years. The property is also located 0.3 miles from the new Edinburgh Tram phase which will be developed down Constitution Street and towards Newhaven providing easy accessibility into the city centre.

### DESCRIPTION

The premises consists of a ground floor public house which includes a front bar area, rear WC facilities and outdoor beer garden. The proposed plans include an extension to the public house to provide kitchen facilities but would potentially be suitable for residential conversion also. The rear beer garden provides a development opportunity for x5 two bedroom residential development.

### PLANNING

The site currently has planning for a 5 unit two bedroom residential scheme along with public house rear extension which is referred to under planning no. 19/02156/FUL. A new purchaser could also benefit from application to further convert the public house into residential use.

### PRICE

Inviting offers over £375,000.

### EPC

Not applicable.

### VAT

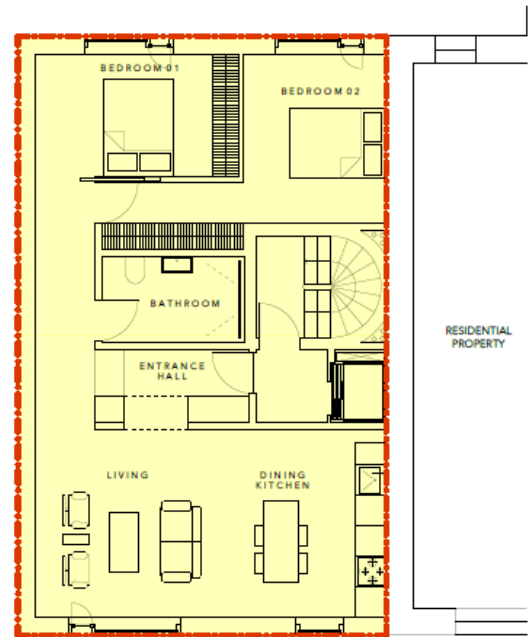
Unless otherwise stated, all prices, premiums and prices are quoted exclusive of VAT.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



West Elevation



Proposed Plan  
Typical Apartment  
[Internal Footprint = 66sqm]