

FOR SALE / MAY LET

– LOCATED WITHIN
EDINBURGH'S POPULAR
SOUTH SIDE

– REDEVELOPMENT
OPPORTUNITY SUBJECT
TO PLANNING

– POTENTIAL
REFURBISHMENT FOR
EXISTING/ALTERNATIVE
USE

Ryden



**4B EAST NEWINGTON
PLACE, EDINBURGH,
EH9 1QP**

7,775
SQUARE FEET

722.3
SQUARE METRES

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



4B EAST NEWINGTON PLACE EDINBURGH

LOCATION

The subjects are situated within the Newington district, a desirable mixed residential and commercial area of the City lying to the south of the City Centre. Conveniently located for access to all the City Centre amenities, Newington offers a variety of retail shops, restaurants, café and bars. The premises are situated close to the Edinburgh University campuses of George Square and Kings Buildings and the National Library of Scotland. With its various leisure pursuits to include the Royal Commonwealth Pool the area offers some scenic walking and cycling routes within Holyrood Park and the Meadows only 10 minutes' walk from the premises. The premises is also close to a variety of forms of public transport and a local bus service serving all areas of the city.

More precisely the property is located on the East side of East Newington Place which is located off South Clerk Street/ Newington Road (A701) one of the main arterial routes south from the City Centre.

DESCRIPTION

The subjects comprise a former funeral directors garage which includes office, storage and staff areas. The premises is a mixture of steel frame construction with a brick and rough cast outer, solid concrete floors under a pitched asbestos clad roof with smaller extensions which link to the premises being more traditional construction under both a pitched and flat felt roofing systems. Vehicular access is provided via a number of roller shutter doors to the front elevation. The various structures have different heights and at its highest, it has a clearance of 2.7m to the underside of the steel framed roof truss.

Lighting is provided by via glazed roof panels which are supplemented by fluorescent strip light fittings throughout with a mixture of suspended heating and electric panel radiators. The property further benefits from male/female toilets, shower and changing facilities and office and storage space with the premises. The premises will be suitable for a number of commercial uses, subject to a change of use.

ACCOMMODATION

The property has been measured and provides once clear of previous tenants fixtures and fittings and alterations with a Gross Internal Area of 722.3 sq m (7,775 sq ft).

TERMS / OFFERS

The premises are available on a new lease at a rental of £55,000 per annum, exclusive of VAT. Alternatively offers are invited for the ownership/heritable interest in the subjects. In the event that a number of interests are received, a closing date for offers may be set for offers in due course.

PLANNING

The site lies within the south side conservation area but unallocated within the Edinburgh Local Plan. The subjects we believe are suitable for redevelopment subject to planning with further advice from the City of Edinburgh Council (0131 529 3550).

BUSINESS RATES

We are advised by the Local Assessor that the property has a Rateable Value of £29,100.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Details of the properties EPC will be available following refurbishment.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

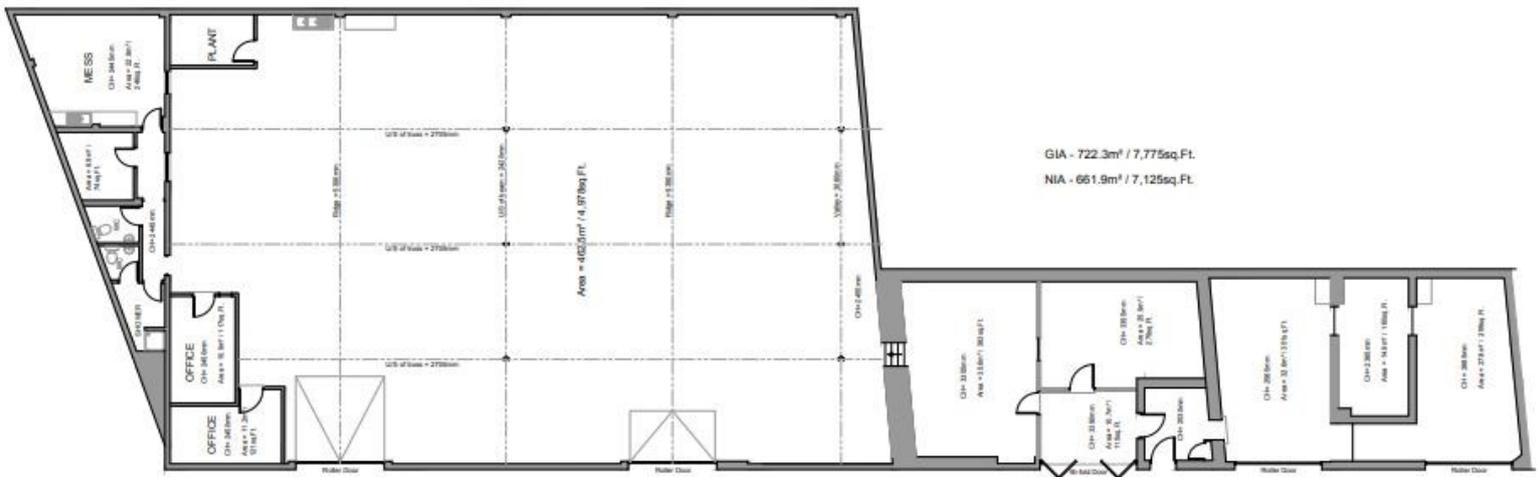
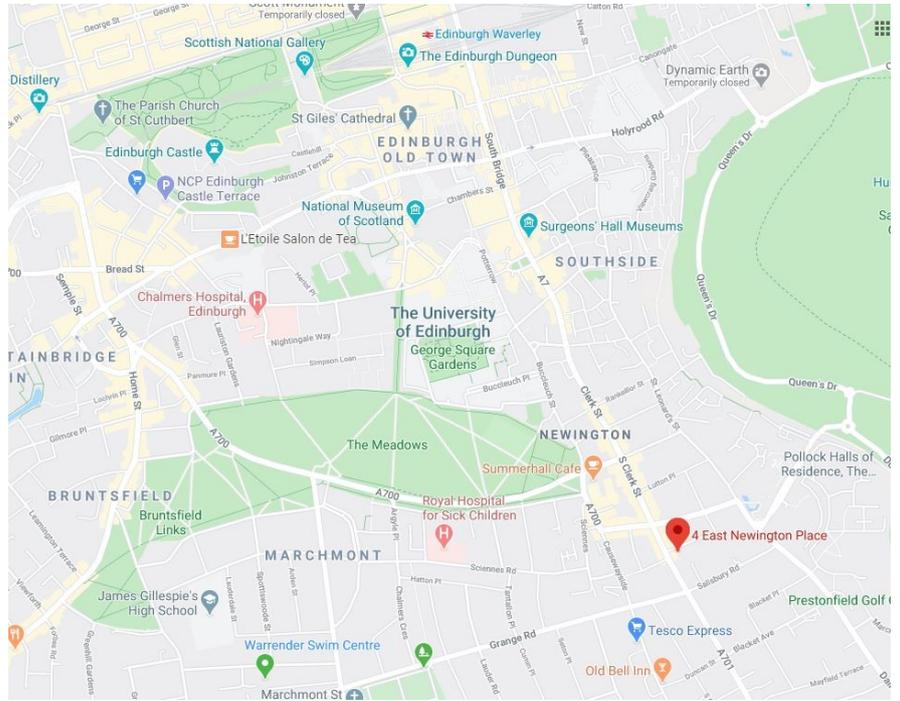
Each party will be liable for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.

ANTI MONEY LAUNDERING

Please note that prior to Heads of Terms being finalised the prospective purchaser will be required to provide information to allow our clients and agents to comply with anti money laundering requirements.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agents.



Floor Plan - Extg.
Scale - 1 : 100

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