

FOR SALE

Marketing details



14 – 16 Holyrood Road, Edinburgh, EH8 8AF

- Offices with development potential
- Available to purchase with the benefit of vacant possession
- Generous, secure parking
- Suitable for a variety of uses, subject to planning
- 244 sq m (2,626 sq ft) GIA



0131 222 9601

[Knight Frank.co.uk/edinburgh](https://www.knightfrank.co.uk/edinburgh)

2 Castle Terrace, Edinburgh, EH1 2EL

14 – 16 HOLYROOD ROAD, EDINBURGH



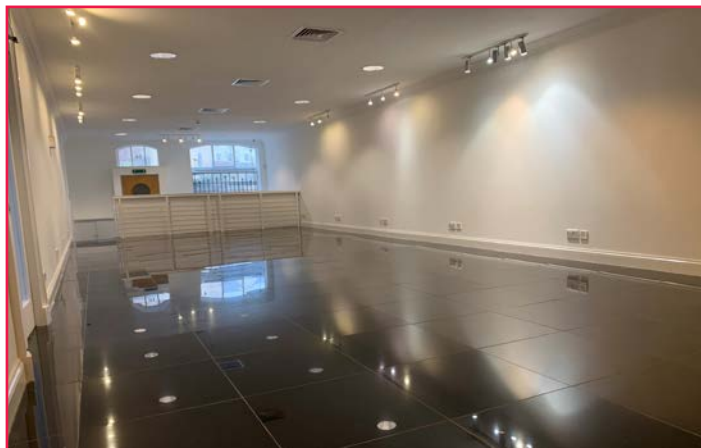
Location

The property is located on Holyrood Road, in the heart of Edinburgh's historic Old Town, in close proximity to Salter's Steps and the Pleasance. The property benefits from excellent transport links with Edinburgh Waverley train station being within walking distance as are copious amenities within the Old Town including numerous cafes, restaurants, hotels, shops and bars as well as student accommodation. Surrounding occupiers include Edinburgh University (various buildings for academic, sporting and leisure activities as part of the Holyrood Campus), Travelodge and The Post Office.



Description

The property is a self-contained C listed building comprising ground and first floors accessed from Holyrood Road. In its existing configuration, the property provides open plan accommodation with male and female toilets and kitchen facilities provided on each floor with an accessible toilet, small storage area and additional small room at ground floor level which can be accessed separately. However, there is development potential for a variety of uses, subject to planning.



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) and comprises the following Gross Internal Areas:-

Description	Sq M	Sq Ft
Ground Floor	122	1,313
First Floor	122	1,313
Total	244	2,626

EPC

The property currently benefits from the following EPC rating:- E.

Rateable Value

We have been informed by the Scottish Assessors Association that the premises are currently entered into the valuation roll as follows:-
Offices £37,300

Proposal

This property is to be sold with the benefit of vacant possession and available immediately.

We are instructed to seek offers in excess of £750,000 for the heritable interest in the property (Scottish equivalent of English Freehold).

Further information is available upon request of the sole selling agent.

Anti-Money Laundering

Please be advised that a successful bidder will be required to provide the usual information to satisfy the anti-money laundering requirements when Heads of Terms are agreed.

Legal Costs

Each party will bear their own legal costs in the normal manner.

Land and Buildings Transaction Tax

Land and Buildings Transaction Tax will be payable on any transaction and is the responsibility of the purchaser in the normal manner.

VAT

The property is registered for VAT therefore VAT will be payable on any purchase.

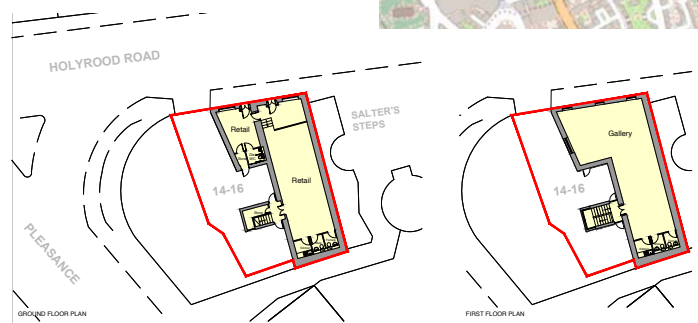
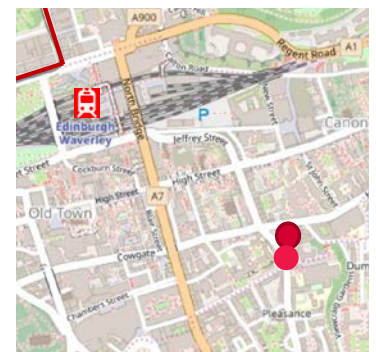
Viewings/Further Information

Viewing and further information is available via the sole selling agent. No viewings must be attempted without contacting the selling agent.

Simon Capaldi
0131 222 9621
Simon.capaldi@knightfrank.com

Charlotte Swearman
0131 222 9630
Charlotte.swearman@knightfrank.com

@KFScotlandComm



Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** Date of photographs taken 20/02/2020. Location map (c) OpenStreetMap. Areas, measurements and distances given are approximate only.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.