

## INVESTMENT OPPORTUNITY

- > ATTRACTIVE VAT FREE LOCAL INVESTMENT OPPORTUNITY
- > PROMINENT CORNER FRONTAGE ON BUSY SECONDARY RETAIL PARADE
- > LOCATED IN THE AFFLUENT MARCHMONT DISTRICT OF EDINBURGH
- > ARRANGED OVER GROUND AND BASEMENT FLOORS
- > PASSING RENT £24,000 PER ANNUM
- > OFFERS OVER £325,000
- > NET INITIAL YIELD OF 7.14%
- > FRI LEASE EXPIRING FEBRUARY 2030
- > CURRENTLY LET TO JEFCOATE ANDERSON ARCHITECTS LTD



# FOR SALE

**54 WARRENDER PARK ROAD, EDINBURGH, EH9 1HH**

**CONTACT:** Emily Anderson, [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Hannah Barnett, [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk), 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

The property is prominently positioned on the south side of Warrender Park Road at the corner of Marchmont Road to the south within the highly sought after Marchmont district of Edinburgh. This location is situated approximately 2 miles south of Edinburgh's city centre and is well connected with an abundance of bus routes regularly servicing the area.

The subjects are located within Marchmont road which acts as a main throughfare from the south side of the city towards the city centre within a well-established secondary retail parade which benefits from a mix of local and national traders including Toast, Marchmont Pharmacy, Sainsbury's Local and Marchmont Art Gallery.

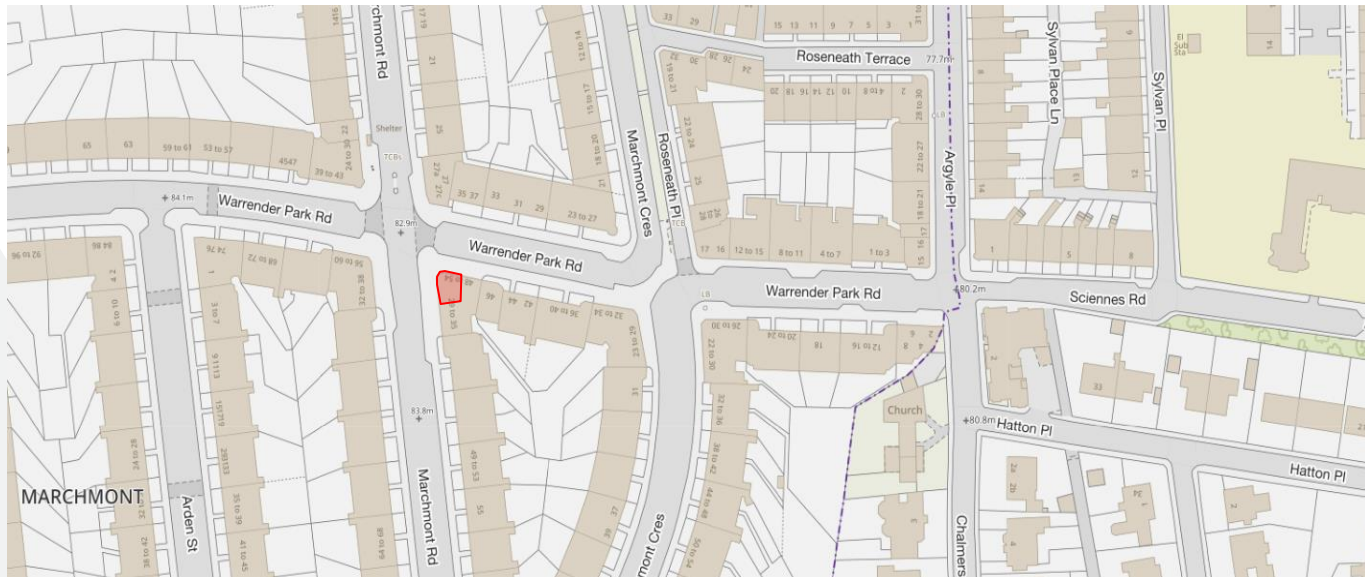
## DESCRIPTION

The subjects comprise a prominent Class 1A premises arranged over the ground and basement floors of a traditional four storey & basement stone built corner tenement. The property is currently trading as an Architects office which has been refurbished to an extremely high standard throughout. Additionally, the property benefits from a return frontage creating a collaborative and bright welcoming environment.

Internally, the ground floor comprises a main office area with partitioned office rooms and storage as well as WC facilities & tea preparation to the rear. The basement, which is accessed via a suspended timber staircase, benefits from extensive storage, tea preparation, staff room and WC facilities.

## PRICE

Our client is seeking offers in excess of £325,000 reflecting a NIY of 7.14%, assuming purchaser's costs of 3.77%.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) and Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

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



ACCOMMODATION	SqM	SqFt
Ground Floor	91.55	985
Basement Floor	84.90	914
TOTAL	176.45	1,899

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### TENANCY

The subjects are let on an FRI basis to Jefcoate Anderson Architects Ltd at a rental of £24,000 per annum with a Rent Review in January 2025. An assignation and variation was agreed in February 2020 with the lease expiring February 2030.

### LEGAL COSTS

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

### EPC

Released on application.

### VAT

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

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £18,400 resulting in net annual payable rates of approximately £9,163.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of beginning the tenancy.

### ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers.

Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson [emily.anderson@shepherd.co.uk](mailto:emily.anderson@shepherd.co.uk) and Hannah Barnett [hannah.barnett@shepherd.co.uk](mailto:hannah.barnett@shepherd.co.uk)

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

