



CLASS 1A PREMISES

- > LOCATED WITHIN THE DESIRABLE OLD TOWN DISTRICT OF EDINBURGH
- > OFFERS OVER £250,000
- > PREMISES EXTENDS TO 111.27 SQM (1,198 SQFT)
- > ARRANGED OVER GROUND FLOOR
- > FLEXIBLE FOR A VARIETY OF USES
- > MULTI-WINDOW FRONTAGE OFFERING EXCELLENT BRANDING OPPORTUNITY
- > SUITABLE FOR RETAIL, OFFICE, LEISURE OR CAFÉ USE
- > RARE FREEHOLD OPPORTUNITY IN SOUGHT-AFTER CENTRAL LOCATION

FOR SALE

51 CALTON ROAD, EDINBURGH, EH8 8FJ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Atticus Melvin-Farr, atticus.melvin-farr@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The subjects are located on Calton Road within the Old Town district of Edinburgh, approximately 0.5 miles east of the city centre. The subjects benefit from excellent connectivity with a variety of key transport links within the vicinity. The property is a two-minute walk from Waverley Station, the extension of Edinburgh Tram is also a short walk and there are a variety of prominent bus routes that service the area. The location also benefits from a desirable offering of retail, leisure and restaurant facilities, including Edinburgh St James and The Waverley Arches. The nearby occupiers include Loudons, Brewdog, HMRC and The City of Edinburgh Council.

DESCRIPTION

The premises comprises a self-contained, multi-windowed Class 1A premises arranged over the ground floor of a 4-storey mixed-use residential & commercial building. Internally the accommodation has been maintained to an exceptional standard, containing open plan office/retail space with a private meeting room, tea preparation/kitchen area, storage rooms & W.C facilities. This rare freehold opportunity offers a flexible space suitable for a variety of uses, including office, retail, leisure or café subject to obtaining the necessary planning consent.

TERMS

Our client's preference is to sell their heritable interest, but consideration may be given to a long-term lease. Sale and letting terms on application.



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 & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	111.27	1,198
TOTAL	111.27	1,198

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.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £17,600 which result in net annual payable rates of approximately £8,765.

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

VAT

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

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.



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 & Atticus Melvin-Farr atticus.melvin-farr@shepherd.co.uk

www.shepherd.co.uk

