

EXCITING INCOME PRODUCING DEVELOPMENT OPPORTUNITY.



FOR SALE

101 & 107A-C McDonald
Road, Edinburgh, EH7 4NW

VIEW GALLERY

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- The site extends to approximately 0.61 hectares (1.5 acres)
- Suitable for Residential Development for Private Sale, PBSA, BTR or alternative Commercial uses.
- Income producing with WAULT of 3 years.
- Identified in the proposed Edinburgh City Plan 2030 for New Housing.



LOCATION.

Edinburgh is Scotland's capital city and the location of the Scottish Parliament situated on the banks of the firth of forth within Midlothian, located approximately 60 miles to the south of Dundee and approximately 40 miles to the east of Glasgow with a resident population of approximately 500,000. Home to 6 universities, Edinburgh is one of the UK's most sought-after student cities with over 60,000 scholars of which 11,000 are international making Edinburgh the third most popular city in the UK for overseas students.

The subjects are situated on the north-east side of McDonald Road just off Leith Walk in the Warriston district of Edinburgh which lies approximately 1 1/2 miles to the north-east of Edinburgh's city centre. The site is located close to generous public greenspace & has well-established public transport connections with multiple Bus Stops & the Tram Line within walking distance.

The surrounding neighbourhood is characterised by predominantly residential accommodation with some commercial occupiers including Hanover Scotland Housing Association, HTA Design LLP and Broughton Primary School.

	Distance		
Waverley	1.1 miles	10 mins	22 mins
Stockbridge	0.9 miles	5 mins	21 mins
George St	1.3 miles	6 mins	28 mins

DESCRIPTION.

The subjects comprise a mixture of 1 & 2 storey office, showroom and warehouse buildings. The site extends to approximately 0.61 hectares (1.5 acres) which includes a tarmacked yard of which part is allocated to parking for up to 20 cars.

The subjects are income producing, with WAULT of 3 years. The lease details are outlined below.

	Current Use	Lease
101 McDonald Road, Edinburgh	The premises comprise office, warehouse & industrial accommodation arranged over the ground and lower ground floors of a two storey building. The head office accommodation is accessed from McDonald Road via the main entrance & sits at the front of the site. The warehouse can be accessed via the car park west of the building. The single storey 'L' shaped industrial premises sits to the rear of the office block, benefitting from two roller shutter doors. Each of these buildings are interconnected.	The property is currently let to Capital Document Solutions Ltd at £248,400 per annum until 29 September 2027.
107A McDonald Road, Edinburgh	The premises comprise a self-contained single storey building currently utilised as an IT training room, storage, office accommodation with kitchenette & WC facilities. The building is arranged over the ground floor and is brick built, partly externally rendered and located to the rear of the site.	107B is currently let to Capital Document Solutions Ltd at nil rent until 29 September 2025 stepped to £56,352 per annum thereafter until 29 September 2027.
107B McDonald Road, Edinburgh	This building comprises an office & church premises arranged over the ground & first floors of a two-storey brick-built building, rendered externally with ground floor offices, first floor church accommodation and WC facilities.	This property together with 107A is currently let to Capital Document Solutions Ltd at nil rent until 29 September 25 stepped to £56,352 per annum thereafter until 29 September 2027.
107C McDonald Road, Edinburgh	This building comprises an office & church premises arranged over the ground & first floors of a two-storey brick-built building, rendered externally with ground floor offices, first floor church accommodation and WC facilities.	This property is currently let to Capital City Church International until 30 September 2027 with 3 monthly mutual break options at £5,100 per annum.

ACCOMMODATION.

	SqM	SqFt	Rateable Value
101 McDonald Road, Edinburgh	2,668.88	28,728	£169,000
107A McDonald Road, Edinburgh	372.94	4,014	£43,100
107B McDonald Road, Edinburgh	457.21	4,921	£56,800
107C McDonald Road, Edinburgh	327.22	3,522	£40,900

The above floor areas have been provided on a Net & Gross Internal Floor Area basis in accordance with the RICS code of Measuring Practice (6th Edition) and are subject to site measurements.

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DEVELOPMENT POTENTIAL.

The site has a number of potential end uses, with no current zoned alternative use within the Edinburgh Local Development Plan. Accordingly, the site would be suitable for Residential Development for Private Sale, Purpose Built Student Accommodation (PBSA), Build to Rent (BTR) or alternative Commercial uses.

The site is identified in the proposed Edinburgh City Plan 2030 for New Housing. This supports the potential of the site for future residential development. The site does not form part of the high concentration student population area and therefore would be suitable for PBSA. Further, the surrounding area is predominantly residential thus supporting the potential of the site for residential development.

We understand that the property is currently utilised for office, warehouse & industrial use under Classes 4,5 & 6 of the Town & Country Planning (Scotland) Order 1997.



— SITE BOUNDARY - INDICATIVE ONLY

A feasibility study has been undertaken by **56 Three** which proposes two residential buildings of 5-7 storeys.

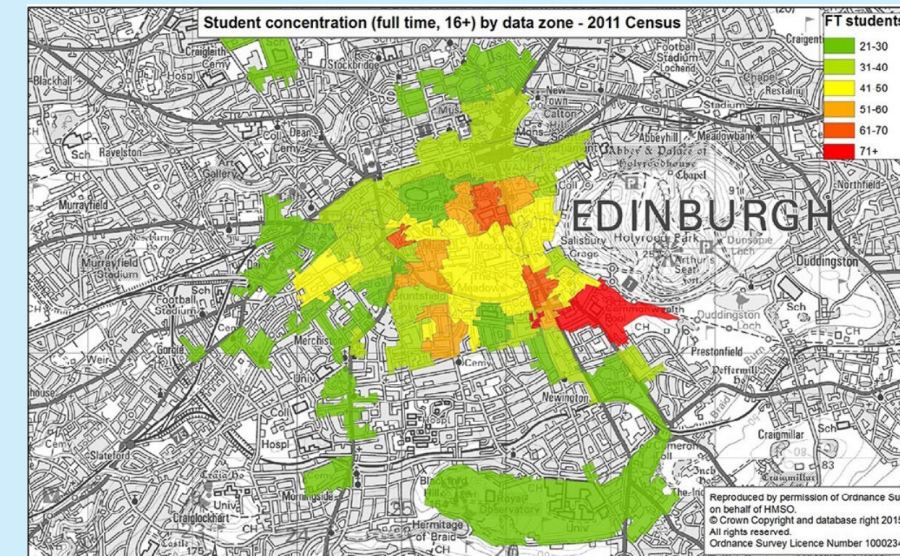
PURPOSE BUILT STUDENT ACCOMODATION

235 bedspaces (GIA 7250 m2)

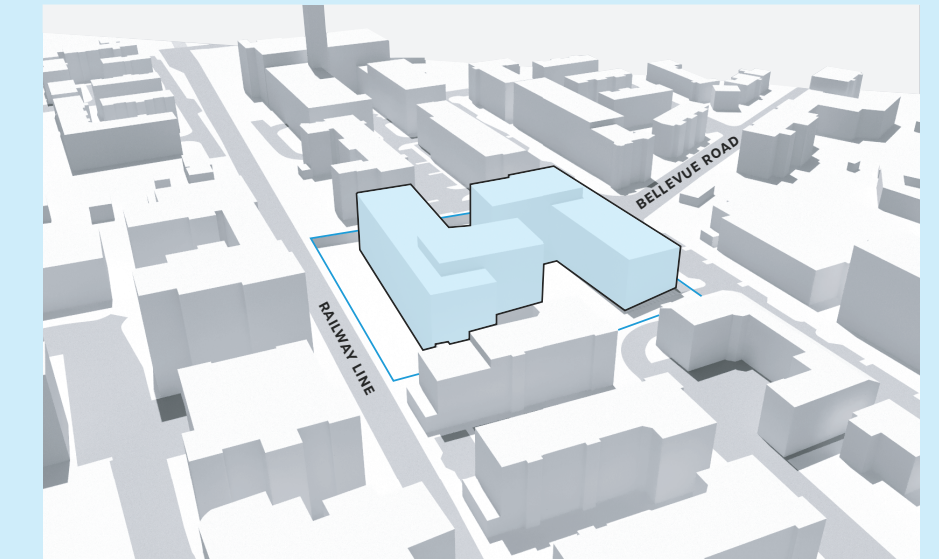
BUILT TO RENT:

75 PRS apartments (GIA 6200 m2)

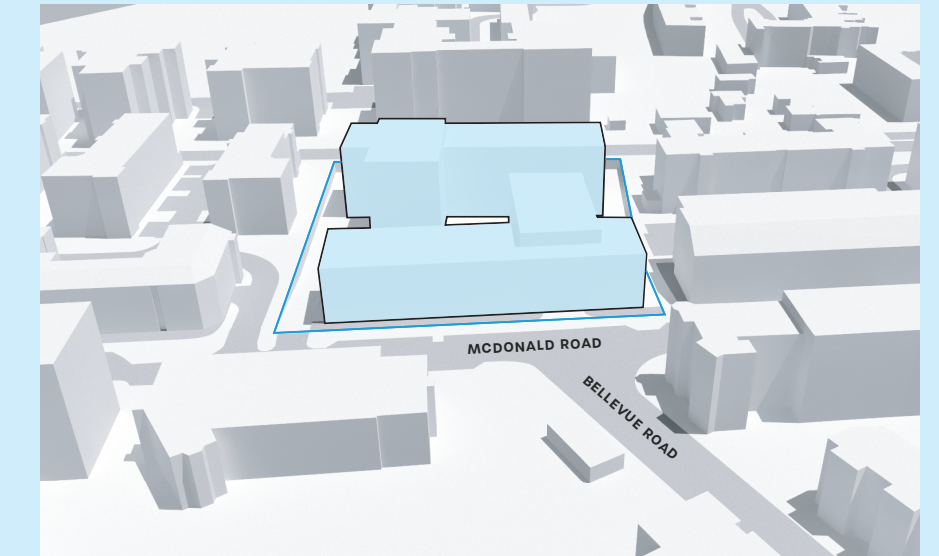
STUDENT DENSITY PLAN



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTH-EAST





PRICE.

Offers are invited for the heritable interest (Scottish equivalent of English freehold).

ADDITIONAL INFORMATION.

A data room is available upon request which includes the following documents:

Title plan, leases, EPCs, EICRs & floor plans.

LEGAL COSTS.

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



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GET IN TOUCH.

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

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ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any occupiers. Once an offer has been accepted, the prospective 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.

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