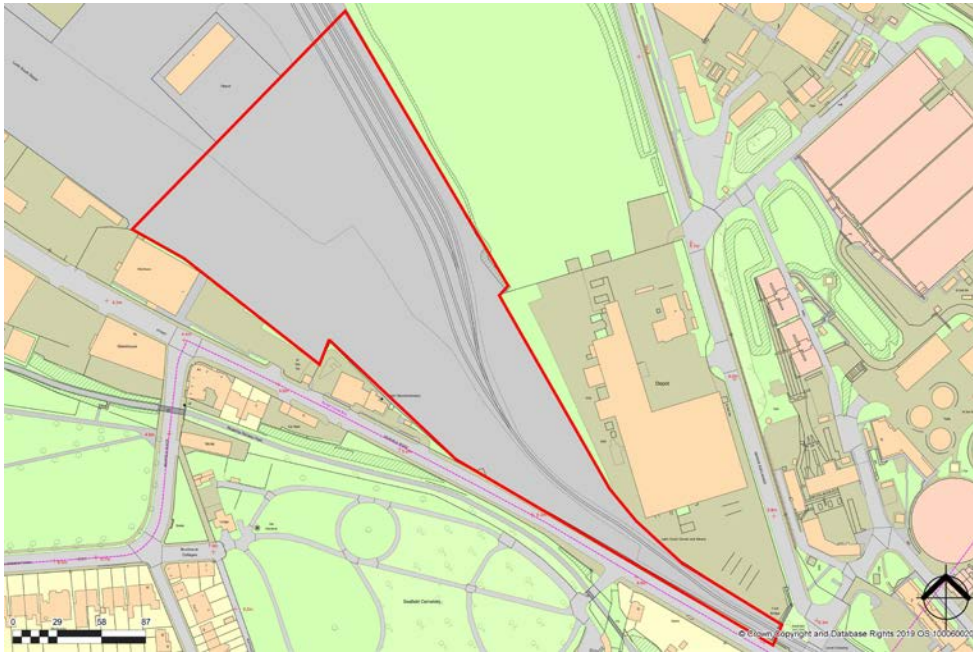


TO LET
LARGE SECURE YARD



Salamander Street,
Edinburgh,
EH6 7JZ

- Ground Leases Available
- Available for Immediate Occupation
- Site Extends to Approximately 10 Acres
- £40,000 Per Annum Per Acre



LOCATION

The subjects are located off Albert Road, accessed via Marine Esplanade and located directly off the A199, Seafield Road, linking the Leith and north Edinburgh area with direct access east to the A1 road, which services the East Lothian region, as well as direct access to the Edinburgh City Bypass and Scotland's wider motorway network thereafter.

DESCRIPTION

The subjects comprise of a large partly concreted site extending to approximately 4.033 Hectares/9.967 Acres and would be suitable for a variety of uses.

PRICE

We are inviting offers over £40,000 per annum per acre

LEGAL COSTS/VAT

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

To arrange a viewing please contact:



Keith Watters
Keith.Watters@g-s.co.uk
0131 240 5326



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2020