

FOR SALE

OFFICE / DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



39 York Place, Edinburgh, EH1 3HP

- Great opportunity to purchase a part Town house within prime location
- Close proximity to the newly developed St James Quarter
- Excellent transport links with the tram stopping on York Place and Edinburgh's main bus terminus 200 yards away
- Potential for a variety of uses subject to Planning
- Can be bought as a whole or individually
- Overall NIA : 256.08 Sq M (2756 Sq Ft)
- GIA: 366 Sq M (3,937 Sq Ft)
- Lot 1 (1st Floor)— Offers over £225,000
- Lot 2 (Ground & Lower Ground) — Offers Over £ 450,000
- Offers over £675,000

LOCATION

The subjects are located on the east side of York Place bounded by Elder Street East and St James Place on the eastern fringe of Edinburgh's New Town. The New Town is a UNESCO World Heritage Site due to its stunning Georgian architecture. Directly to the rear of the property is the recently completed St James Quarter which consists of 1.7 million sqft of mixed-use accommodation comprising retail, leisure, Aparthotel and residential which puts the east end of the city centre firmly on the destination map.

York place benefits from excellent transport links with a tram stop located immediately adjacent to the property with a further stop a short walk away on St Andrews Square. Phase 2 of the tram-line was completed in Spring 2023 and extends down to Newhaven, making the centre more accessible from the North side of the city.

Edinburgh's main bus station is also within 200 yards of the subjects whilst Waverley Train Station is within a brisk 10-minute walk.

DESCRIPTION

The subjects comprise a generously proportioned office arranged over lower ground, ground and first floors contained within a mid-terraced 4 storey & attic traditional stone constructed A listed townhouse.

Access to the first floor is taken via the bridging steps at ground floor level. There is a communal entrance and hallway which is shared with the ground and lower ground floor. There is a 2nd floor apartment directly above which is accessed via a stairwell in a neighbouring block and is under separate ownership not forming part of the sale.

Internally the ground and basement floors are fully self-contained traditional office suites. These would readily convert into residential dwellings or can be retained as offices.

The first floor comprises 4 generously proportioned rooms which would benefit from modernisation. It could continue to be used as an office or be converted into a single apartment subject to the necessary consents being obtained.



To the rear of the property is secure off-street parking for approximately 3-4 cars which we understand is within the title deeds for the lower two floors. There is also further storage situated underneath the raised parking bays.

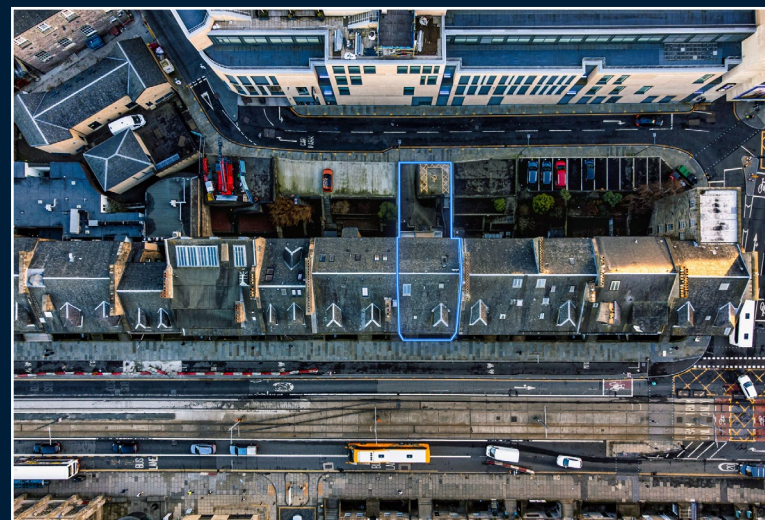
ACCOMMODATION

Floor	SQ.M	SQ.FT
Lower Ground Floor	89.58	964
Ground Floor	67.5	727
First Floor	99.0	1066
Total NIA	256.08	2756
Total GIA	366	3937

RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note the rateable values to be:

Lower Ground & Ground	£24,200
First Floor	£14,800



PRICE

Lot 1 — Offers over £225,000
 Lot 2 — Offers over £450,000
 Total - Offers over £675,000

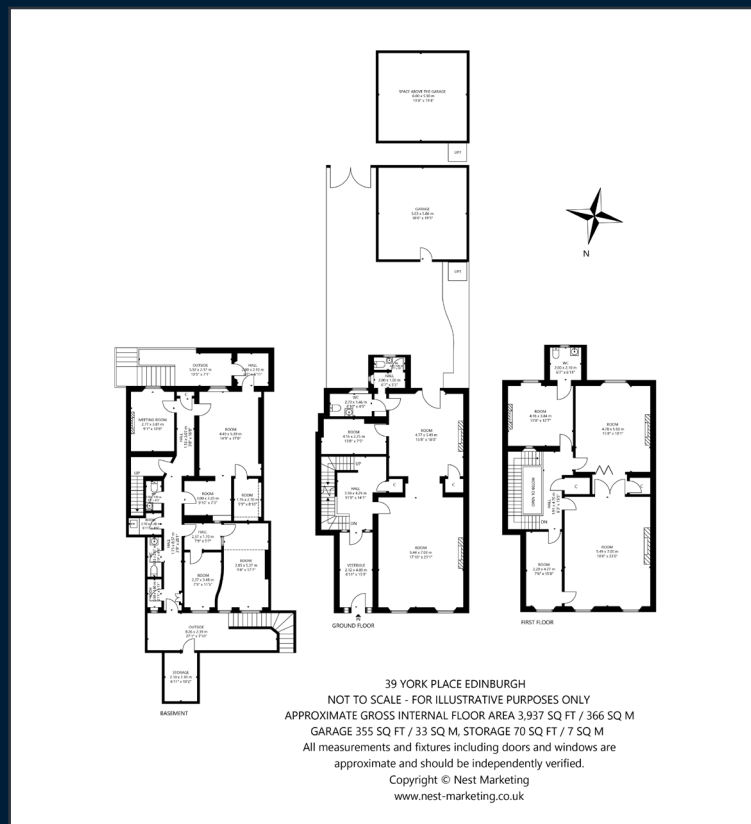
Heritable interest (equivalent to English Freehold)

LEGAL EXPENSES AND VAT

Each party will be responsible for their own legal expenses incurred within this transaction. All prices quoted are exclusive of VAT which we understand is not applicable. The purchaser will be liable for LBTT and any registration dues.

EPC

Available on request.



For any queries or to arrange a viewing, please contact —



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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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2024

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