

Ryden

FOR SALE
LARGE SINGLE
CAR GARAGE
172 SQ.FT (16 SQ.M)



109 ROSE STREET
NORTH LANE
EDINBURGH
EH2 2NP

CITY CENTRE LOCATION

ACCOMMODATE 1 LARGE CAR

SECURE SHUTTER DOOR

SUITABLE FOR USE AS A
PARKING SPACE / WORKSHOP
/ STORAGE FACILITY

OFFERS OVER £65,000

LOCATION

109 Rose Street North Lane is located within the heart of Edinburgh City Centre just off Rose Street, between South Charlotte Street and Castle Street. Rose Street is one of the main pedestrian walkways running from the West End of the City Centre to the East End. The location benefits from fantastic public transport links with Waverley Station, Edinburgh Bus Station and Princess Street Tram Stop all being within a 10-minute walk.

The garage location also benefits from close proximity to retail outlets, offices and residential accommodation in the surrounding Castle Street, George Street, and Charlotte Square.

DESCRIPTION

The subjects comprise a large single car garage within a two storey traditional masonry building with a mansard roof. The roller shutter door provides a secure city centre car parking space whilst the garage is also suitable for use as a storage facility or workshop.

ACCOMMODATION

According to measurements carried out in accordance with the RICS Code of Measuring Practice (6th Edition) the approximate net internal area of the subjects are as follows.

The property extends 16 sq m / 172 sq ft.

TERMS

The property is available to purchase at offers over £65,000.

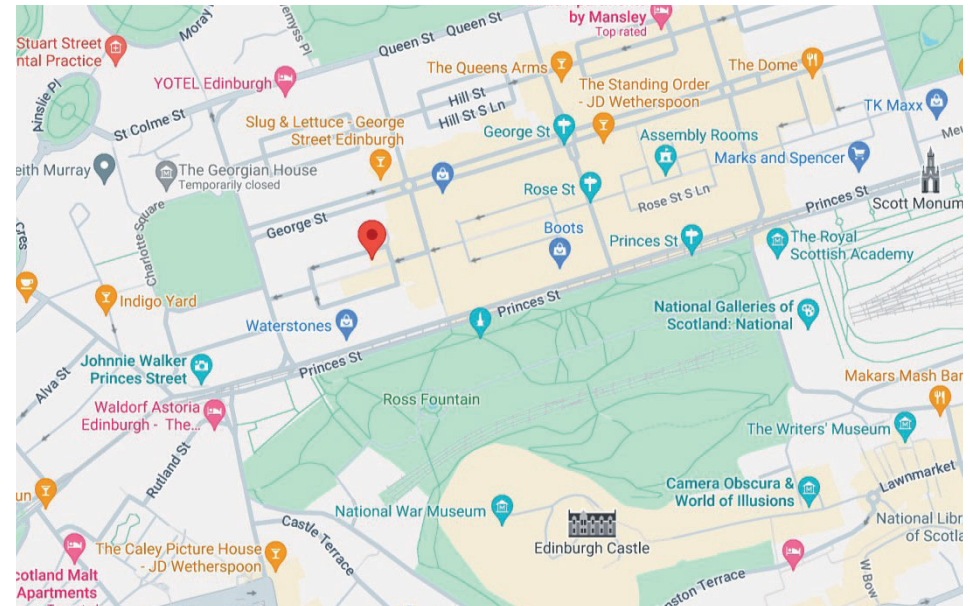
To ensure notification of a future closing date, interested parties are advised to note their interest in writing to the sole selling agents.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction. In the normal manner, the purchaser will be liable for any LBTT and registration dues.

BUSINESS RATES

In accordance with the Scottish Assessors, the current ratable value of the garage is £2,200 resulting in a rates liability of £1,096. Small Business Rates Relief may be available.



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GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents:

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **January 2024**

