

FOR SALE

MARITIME HOUSE

8 THE SHORE | LEITH | EH6 6QN

123 sq m (1,325 sq ft)

Ground Floor Office Accommodation (with potential alternative residential use)

Dedicated Car Parking Spaces



A unique opportunity for a ground-floor office space in Leith's vibrant Shore area in Edinburgh.



LOCATION

Leith is a district of Edinburgh situated approximately 1.5 miles north of Edinburgh city centre. The subjects are situated on The Shore approximately 50 yards to the North of its junction with Bernard Street / Commercial Street (Leith's main thoroughfare). The Shore area is renowned as a popular destination for food & drink within Edinburgh and there are a wide variety of award winning bars and restaurants in the immediate vicinity. Leith regularly features in Top 10 Lists of "coolest" neighbourhoods.

Situated approximately 3-miles North of the city centre, Leith is served by an excellent public transport network with bus connections to all areas of the city located directly outside the property. In addition, the Edinburgh Tram extension, now up and running links Newhaven to the City Centre and on to Edinburgh Airport. The property is served by the nearby tram stop at The Shore.

The subject offices are situated on the east side of the Shore and Quayside. Amenities in the area are excellent with the Ocean Terminal retail and leisure complex within 10-minutes walking distance, and The Shore itself, is home to numerous well-established restaurants, cafés and bars along with The Malmaison hotel, further complimenting the local amenities.

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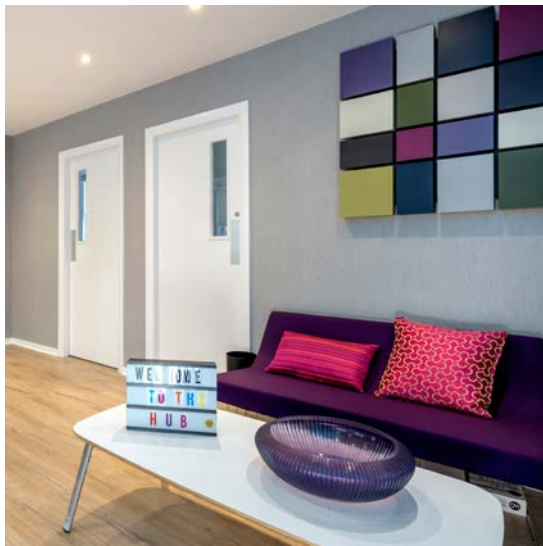
DESCRIPTION



The subjects occupy part of the ground floor of Maritime House, a former Mission House fronting onto the Shore and the water of Leith. The premises comprise ground and three upper levels, entered via a common entrance, and is of stone construction with a mansard slated roof.

Internally the office accommodation benefits from:

- ◇ Reception
- ◇ Private meeting rooms
- ◇ Open plan office area with breakout/kitchen facilities
- ◇ Dedicated toilet facilities
- ◇ A mixture of carpet and wooden floor finishes
- ◇ Double glazed windows
- ◇ Gas-fired central heating system

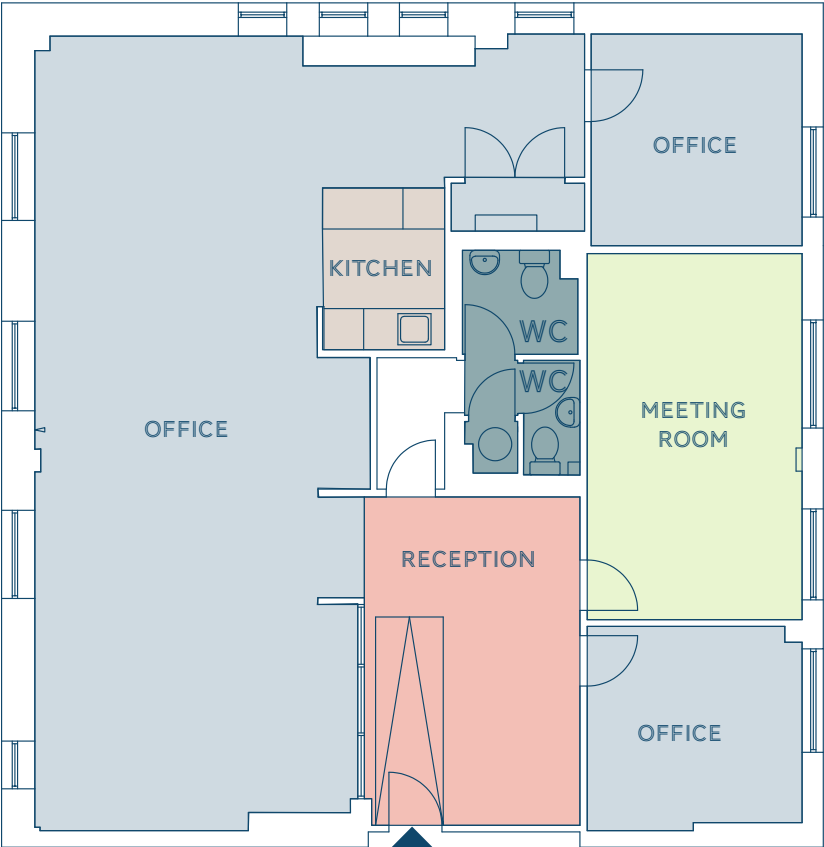


ACCOMMODATION

The available ground-floor suite provides a Net Internal floor area of 123 sq m (1,325 sq ft) of office accommodation.

There are 2 dedicated car parking spaces at the rear of the property, as well as metered car parking to the front of the premises.

Ground Floor 123 sq m (1,325 sq ft)



PRICING

The heritable interest in the office is available. Further details are available on application to the sole selling agent.

The premises may also have the potential for conversion for residential use. Purchasers should make direct inquiries with The City of Edinburgh Planning department.

RATEABLE VALUE

The current Rateable Value for the property is £15,900. This results in current rates payable (2023/24) of £7,918.

EPC

The property has an EPC rating of 'B'. The certificate is available upon request.

VAT

All figures quoted are exclusive of VAT which will be payable at the prevailing rate.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole selling agents:

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Ryden

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