



## CLASS 1A PREMISES

- > LOCATED WITHIN THE DESIRABLE OLD TOWN DISTRICT OF EDINBURGH
- > OFFERS OVER £250,000
- > PREMISES EXTENDS TO 111.27 SQM (1,198 SQFT)
- > ARRANGED OVER GROUND FLOOR
- > FLEXIBLE FOR A VARIETY OF USES
- > MULTI-WINDOW FRONTAGE OFFERING EXCELLENT BRANDING OPPORTUNITY
- > SUITABLE FOR RETAIL, OFFICE, LEISURE OR CAFÉ USE
- > RARE FREEHOLD OPPORTUNITY IN SOUGHT-AFTER CENTRAL LOCATION

# FOR SALE/MAY LET

**51 CALTON ROAD, EDINBURGH, EH8 8FJ**

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## LOCATION

The subjects are located on Calton Road within the Old Town district of Edinburgh, approximately 0.5 miles east of the city centre. The subjects benefit from excellent connectivity with a variety of key transport links within the vicinity. The property is a two-minute walk from Waverley Station, the extension of Edinburgh Tram is also a short walk and there are a variety of prominent bus routes that service the area. The location also benefits from a desirable offering of retail, leisure and restaurant facilities, including Edinburgh St James and The Waverley Arches. The nearby occupiers include Loudons, Brewdog, HMRC and The City of Edinburgh Council.

## DESCRIPTION

The premises comprises a self-contained, multi-windowed Class 1A premises arranged over the ground floor of a 4-storey mixed-use residential & commercial building. Internally the accommodation has been maintained to an exceptional standard, containing open plan office/retail space with a private meeting room, tea preparation/kitchen area, storage rooms & W.C facilities. This rare freehold opportunity offers a flexible space suitable for a variety of uses, including office, retail, leisure or café subject to obtaining the necessary planning consent.

## TERMS

Our client's preference is to sell the heritable interest, but consideration may be given to a long-term lease. Sale and letting terms available on application.



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

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	111.27	1,198
<b>TOTAL</b>	<b>111.27</b>	<b>1,198</b>

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £17,600 which result in net annual payable rates of approximately £8,765.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### LEGAL COSTS

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

### EPC

Released on application.



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