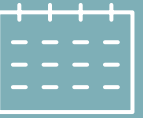


FOR SALE
COMMERCIAL
UNIT EXTENDING
TO 747 SQ FT



7 SALAMANDER STREET
EDINBURGH | EH6 7HZ



AVAILABLE
FROM DECEMBER
2023



EXCELLENT
MAIN ROAD
FRONTAGE



OPEN
PLAN

LOCATION

The subjects are located within the highly desirable area of Leith, in close proximity to the Shore.

The available property is located within Barratt Homes high quality residential development Merchant Quay which on completion will provide 307 residential units and 6 commercial.

The property benefits from excellent public transport connectivity to include tram and bus with unrestricted on street car parking available in the surrounding area.



DESCRIPTION

The subjects are located on the ground floor of a 4 storey block of high quality residential apartments. The property is accessed directly from the landscaped courtyard, off Salamander Street.

The property is open plan and finished to a shell specification ready for a purchaser to complete a fit out specific to their intended use.

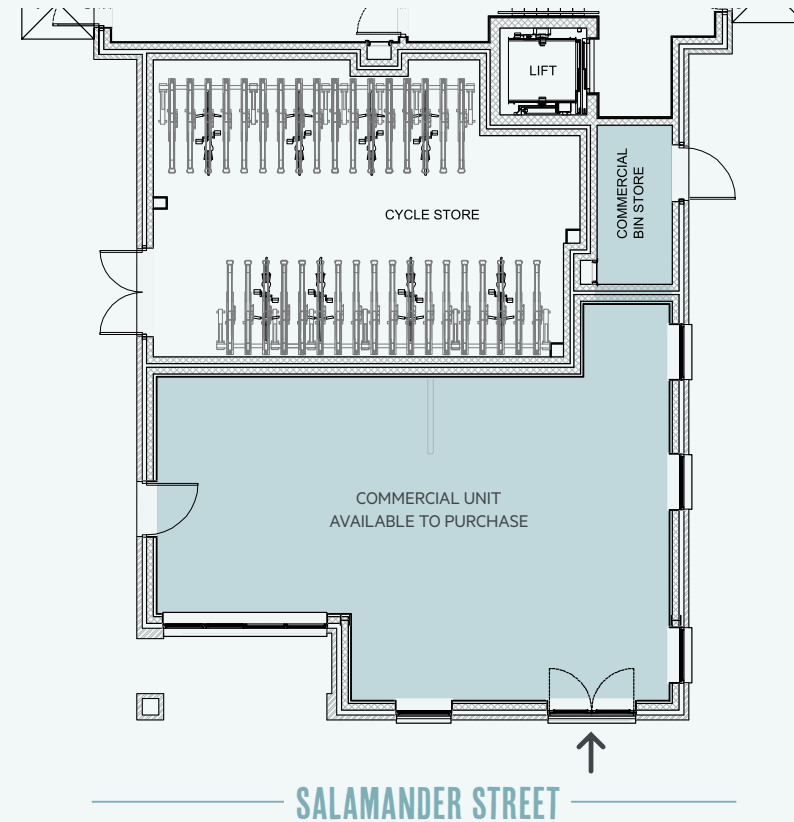
The subjects benefit from a significant amount of glazed frontage on to Salamander Street, providing an excellent opportunity for branding.

Capped services are provided for within the unit to include Gas, Electricity, Virgin, BT and Hyperoptic.





747 sq ft (69.4 sq m)



USE

The ground floor commercial premises shall be restricted to Class 4 (Business) of the Town and Country Planning Act Use Classes Order (Scotland) only, and for no other purpose without the written consent of the Planning Authority.

Further information is available from the sole selling agent.

ACCOMMODATION

The accommodation extends to a Gross Internal Area of approximately 747 sq ft.

SALE TERMS

The property is available to purchase and further information with regard to quoting price is available on request.

VAT

VAT will be payable on all outgoing at the prevailing rate.

DATE OF ENTRY

Entry from December 2023. Legal Missives can be concluded before entry to secure the subjects.

A DEVELOPMENT BY:



VIEWING & FURTHER INFORMATION

For further information, please contact the sole letting agent.

Nadir Khan-Juhoor
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DISCLAIMER The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

Brochure & Photography prepared October 2023.
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