

## OFFICE/DEVELOPMENT OPPORTUNITY

- > DESIRABLE WEST END LOCATION
- > OFFERS OVER £535,000
- > PREMISES EXTENDS TO 170.57 SQM (1,836 SQFT)
- > RARELY AVAILABLE OPPORTUNITY IN CENTRAL LOCATION
- > IN CLOSE PROXIMITY TO HAYMARKET TRAIN STATION & THE MIXED-USE HAYMARKET DEVELOPMENT
- > BENEFITS FROM 6 CAR PARKING SPACES



# FOR SALE

**5/5A WEST MAITLAND STREET, EDINBURGH, EH12 5DS**

**CONTACT:** Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Atticus Melvin-Farr, atticus.melvin-farr@shepherd.co.uk, 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The premises is prominently located on the south side of West Maitland Street between the junction of Morrison Street to the west and Torphichen Street to the east within the Haymarket district of Edinburgh. West Maitland Street is the main vehicular thoroughfare that leads traffic into the city centre from the West. The property is very well connected with a number of prominent bus routes servicing the area, the Tram directly passes the unit & it is a two minute walk from Haymarket Train Station. West Maitland Street is a popular secondary retail parade home to a mixture of national & local occupiers including Boots, the Post Office & Greggs.

**DESCRIPTION**

The subjects comprise a Category B listed office premises arranged over the ground, first & second floors of a traditional three storey stone built mid terraced property. Internally, the premises comprises a reception area with meeting rooms, a tea preparation area and W.C facilities with an office mezzanine on the ground floor. The first floor benefits from a board room, additional offices, storeroom & shower room with the third floor providing further office space and W.C facilities. Additionally, the car park to the rear provides 6 spaces. The property offers a rarely available opportunity within the city's highly desirable West End. The impressive £350m Haymarket Development is a short walk from the premises which will regenerate the surrounding area. With part of the development completed, the 380,000 sqft of Grade A office space, 40,000 sqft of retail & leisure space along with 2 hotels is set to create a bustling mixed-use community.



**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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground	53.85	580
Mezzanine	12.71	137
First Floor	54.02	581
Second Floor	49.99	538
<b>TOTAL</b>	<b>170.57</b>	<b>1,836</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.

**PRICE**

The subjects are being offered on freehold basis and we are inviting offers over £535,000.

**PLANNING**

The current use classification is Class 1A (Shops, Financial, Professional and other services).

The property would be suitable for residential development subject to attaining the necessary planning consent.

**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 incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

**RATEABLE VALUE**

The subjects are entered in the current Valuation Roll at a rateable value of £26,000 which result in net annual payable rates of approximately £12,948.

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.

**EPC**

Released on application.

**ANTI MONEY LAUNDERING REGULATIONS**

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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