

**Torphichen Place Lane
Edinburgh**

- 3 Private, Secure and Clear Parking Spaces
- Rare opportunity to purchase the heritable (freehold) interest
- Located in the heart of Edinburgh's West End close to The Haymarket Development
- Offers over £160,000

LOCATION

The subjects are located on Torphichen Place Lane, situated within the heart of Edinburgh's West End. Torphichen Place Lane lies less than 500m West of Princes Street and is situated directly opposite the ongoing Haymarket Development. The locality is mixed in nature, incorporating residential dwellings, along with the Haymarket Development - attracting national commercial occupiers including Baillie Gifford, Deloitte, Dentons, Shepherd and Wedderburn and many more. The rare location makes the subjects highly desirable for anybody requiring secure, private, accessible parking within the City Centre.

DESCRIPTION

The subjects comprise a rarely available opportunity to acquire 3no. secure private off-street parking spaces, located on Torphichen Place Lane, Edinburgh. The subjects are accessed via a pend, located adjacent to Torphichen Place and directly opposite the West End Police Station.

RATEABLE VALUE

We understand the spaces have individual rateable values of £1,300.

The spaces qualify for 100% rates exemption when occupied under the small business bonus rates relief scheme.

PRICE

Offers over £160,000 for the heritable (freehold) interest

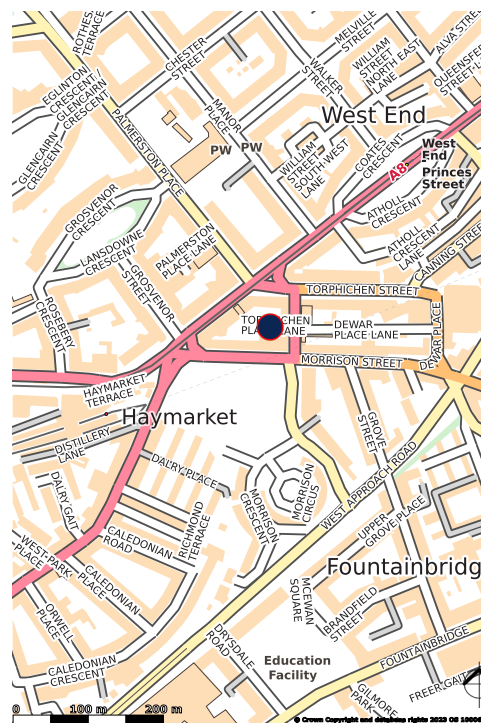
LEGAL COSTS

Each party to bear their own legal costs. The purchaser will be liable for LBTT and registration dues if applicable.

To arrange a viewing please contact:



Ross Wilson
Partner
07803 896 939
ross.wilson@g-s.co.uk



ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: June 2023