

TO LET
CAR PARKING SPACES



**45 West Silvermills Lane
Edinburgh EH3 5BD**

- Rarely available off street car parking within Edinburgh's New town
- Space for 4 cars in tandem
- Well located to the rear of St Stephens Church
- Offers over £8,000 per annum

LOCATION

The subjects lie to east side of West Silvermills Lane on a site lying adjacent to St Stephen's church close to the junction with St Stephen St, St Vincent St and Northwest Cumberland Lane. Therefore providing a rarely available and sought after opportunity within Edinburgh's new town for off street parking.

The site is located within an affluent residential location as well as their being nearby commercial occupiers and only being a 10 minute walk to the heart of Edinburgh's city centre.

The subjects can be seen more specifically on the appended map.

DESCRIPTION

The subjects comprise 4 car parking spaces to the rear of St Stephens Church. The spaces are of a tandem nature lying just off West Silvermills Lane. The site itself benefits from a tarmac surface with a steel fence to either side and wall to the rear.

Access is taken directly from West Silvermills Lane and currently benefits from a chain which and padlock access.



ACCOMMODATION

According to our calculations by utilising online mapping systems we estimate the area to be approximately: 0.017 acres with space for four cars.

RATEABLE VALUE

With reference to the Scottish Assessors Association Website we note the rateable value to be £4,650.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. We understand the subjects are not elected to tax and therefore no VAT will be payable.

To arrange a viewing please contact:



Ross Chinnery

Associate

ross.chinnery@g-s.co.uk

07584 061146

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.
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