

FOR SALE

39 St Leonard Street, Edinburgh, EH8 9QN

Prominent ground floor retail unit

In popular location with good residential and student catchment

NIA – 18.98 sqm (204 sqft)

Offers over £60,000

LOCATION

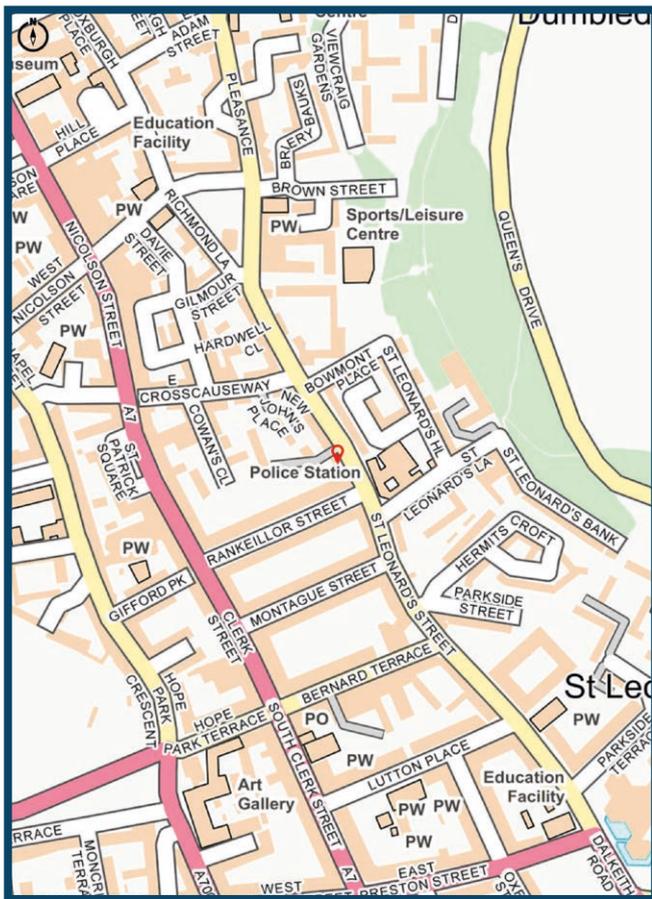
Edinburgh, the capital city of Scotland, has a population of circa 508,000 persons and benefits from a substantial catchment area. The City is a recognised financial centre and home of the Scottish Parliament as well as being a popular tourist destination, particularly during the peak summer months. Edinburgh is situated on the East coast of Scotland and has excellent transport links via road, rail and air.

The subjects are situated on St Leonard Street in the highly popular area of Newington, just slightly to the south of Edinburgh city centre. The area provides a good residential and student catchment with plenty of student apartments nearby as well as one of Edinburgh University's main gym and fitness complex to the bottom of the street at the pleasance.

St Leonard Street runs parallel with South Clerk Street and lies approximately 1.6 miles south of the City Centre. St Leonards Street is a continuation of Dalkeith Road which acts as a main arterial route into the centre and beyond with a substantial volume of traffic utilising it on a daily basis. There is also great transport links with a regular bus service, as well as being in relatively close proximity to Edinburgh Waverly, one of the two main train stations within the capital.

Neighbouring occupiers are mainly of a local nature and include a local public house The Auld Hoose, Kismot Indian and Bangladeshi restaurant, as well as a local hair dresser and other similar styled units.

The exact location of the subjects can be seen on the below plan:



DESCRIPTION

The subjects form a ground floor retail unit as part of a larger 5 storey traditional stone built tenement building surmounted by a pitched and slated roof. The unit is accessed via a timber pedestrian entrance doorway, which leads directly into the main retail/sales section of the unit, where a basic partitioned W/C facility can be found to the rear.

Internally, the premises have been well maintained and are presented to a good standard throughout. The walls are a mixture of solid and stud construction with a plaster and paper finish, with the flooring consisting of a suspended timber nature with a laminate overlay finish. Natural day lighting comes by way of a large, single glazed timber framed display window to the front of the unit, whilst artificial lighting comes from fluorescent strip lighting throughout.

ACCOMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, (Sixth Edition) and the Net Internal Area, is as follows:

NIA: 18.98 sqm (204 sqft)

ASSESSMENT

We have consulted the Scottish Assessor's website (www.saa.gov.uk) and note that the premises are entered in the current Valuation Roll as follows:-

Rateable Value: £2,650

Occupiers could therefore benefit from 100% rates exemption under the Small Business Bonus Scheme.

ASKING PRICE

Offers over £60,000 exclusive are invited for our clients' heritable interest in the property with the benefit of vacant possession.

VAT

Any VAT that may be chargeable will be the responsibility of the purchaser.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING:

Strictly by appointment through the sole selling agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

REFERENCE:

ESA1895

DATE OF PUBLICATION:

July 2019

CONTACT:

Ross Chinnery
Ross.Chinnery@dmhall.co.uk

Mhairi Fraser
mhairi-anne.fraser@dmhall.co.uk

Edinburgh Agency
DM Hall
0131 624 6130

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.