

POLICE BOX

- > LOCATED IN THE COWGATE DISTRICT OF EDINBURGH
- > **OFFERS OVER £17,500**
- > UNIQUE OPPORTUNITY TO ACQUIRE SOUGHT-AFTER STREET FURNITURE
- > POPULAR STUDENT AREA - OFFICE, UNIVERSITY, RETAIL, SPORT AND LEISURE FACILITIES IN CLOSE PROXIMITY
- > UTILITY DUCTING IN PLACE TO FACILITATE CONNECTIONS
- > GROUND LEASE WITH CITY OF EDINBURGH COUNCIL



FOR SALE

THE POLICE BOX, PLEASANCE, EDINBURGH, EH8 9UE

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LOCATION

The subjects are located on the west side of Pleasance, immediately off the Cowgate/Pleasance crossroad within the popular Old Town district of Edinburgh. With the Royal Mile, Waverley Railway Station & Princes Street all in close proximity, this desirable location benefits from a high level of vehicular and pedestrian passing traffic.

The nearby occupiers include, Sanpo Yoshi, Edinburgh University accommodation & Moratti Pizzeria.

DESCRIPTION

The subjects comprise a unique opportunity to acquire a sought-after piece of street furniture. Originally designed and constructed in 1930s, this iconic feature of Edinburgh's history provides an ideal opportunity for a Coffee Kiosk, or any other suitable retailing use.

The Box benefits from ducting in place to facilitate utility connections, but no services are currently connected to the box.

TENURE

The Box is offered on a heritable basis, but the site of the box **is not** for sale and a purchaser must liaise with City of Edinburgh Council regarding entering into a Ground Lease.

The successful purchaser must apply for all relevant council permits, consents, planning permission and ground lease to keep the box in its current location. Contact information for the council can be provided on application.

PRICE

The subjects are being offered on vacant basis at offers over £17,500. The successful purchaser will be required to pass Police Scotland's Vetting Procedure.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going purchaser will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



ACCOMMODATION	SqM	SqFt
Ground Floor	2.71	29
TOTAL	2.71	29

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.



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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