

## OFFICE/DEVELOPMENT OPPORTUNITY

- > LOCATED IN THE DUDDINGSTON AREA OF EDINBURGH
- > PREMISES EXTEND TO 239 SQM/ 2,573 SQFT
- > **OFFERS OVER £325,000**
- > ASSET MANAGEMENT OPPORTUNITY
- > COMPRISES 5 OFFICE SUITES CURRENTLY INDIVIDUALLY LET
- > POTENTIAL FOR RESIDENTIAL DEVELOPMENT SUBJECT TO CONSENT
- > POPULAR WITH SMALL BUSINESSES

## HOLYROOD BUSINESS PARK

THE Paddock  
BLOCK

# FOR SALE

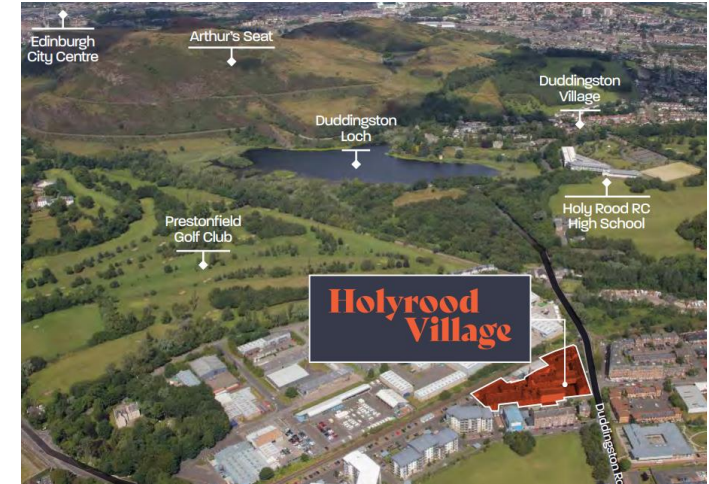
**146 DUDDINGSTON ROAD WEST, EDINBURGH, EH16 4AP**

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### LOCATION

Located approximately 3.5 miles southeast of Edinburgh city centre, Holyrood Business Park is situated on the west side of Duddingston Road West and 0.8 miles from Duddingston Village. Duddingston Road West is within walking distance to Niddrie Mains Road which has a range of retail and professional service occupiers. Kinnaird Park and Cameron Toll Shopping Centres are also in close proximity & the property is approximately 4 miles north of the City Bypass, easily accessible via the Sheriffhall roundabout. The surrounding area has a wealth of amenities including The University of Edinburgh's Peffermill Playing Fields, The Royal Infirmary of Edinburgh, Duddingston Golf Club and Perstonfield Golf Club. There are numerous schools within the locality including Niddrie Mill Primary School, St Francis RC Primary, Castlebrae High School & Holy Rood RC High School.



### DESCRIPTION

The Paddock block is located on the north side of the Business Park and comprises 5 offices arranged over the ground and first floors of a two storey traditional stone building. The Category B listed building was built in 1895 & has a glass extension to the front façade. There is a shared tea preparation area and WC facilities on the ground floor. The class 4 serviced office is currently fully let to 5 tenants on 3 monthly rolling licences with a total annual income of £34,320. There is an asset management opportunity or alternatively, the property could be developed for residential use subject to the necessary planning consents. The property is very popular with small businesses given the lease structures and has consistently let between 80-100%. There is ample car parking on site.



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	NIA SqM	NIA SqFt	GIA SqM	GIA SqFt
Ground Floor	139	1,496	204	2,196
First Floor	100	1,076	109	1,173
<b>TOTAL</b>	<b>239</b>	<b>2,573</b>	<b>313</b>	<b>3,369</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.

### RATEABLE VALUE

The current rateable values of each office can be found below;

[https://www.saa.gov.uk/search/?SEARCHED=1&ST=&SEARCH\\_TERM=EH16+4AP&ASSESSOR\\_ID=&SEARCH\\_TABLE=valuation\\_roll\\_cpsplit&searchtype=listing#results](https://www.saa.gov.uk/search/?SEARCHED=1&ST=&SEARCH_TERM=EH16+4AP&ASSESSOR_ID=&SEARCH_TABLE=valuation_roll_cpsplit&searchtype=listing#results)

### SALE

The subjects are being offered on a freehold basis at offers over £325,000.

### EPC

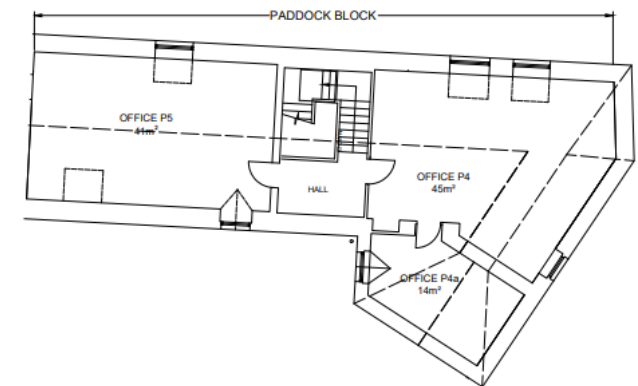
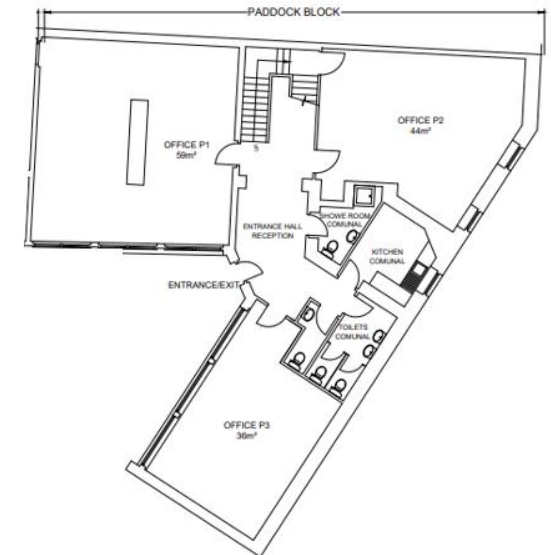
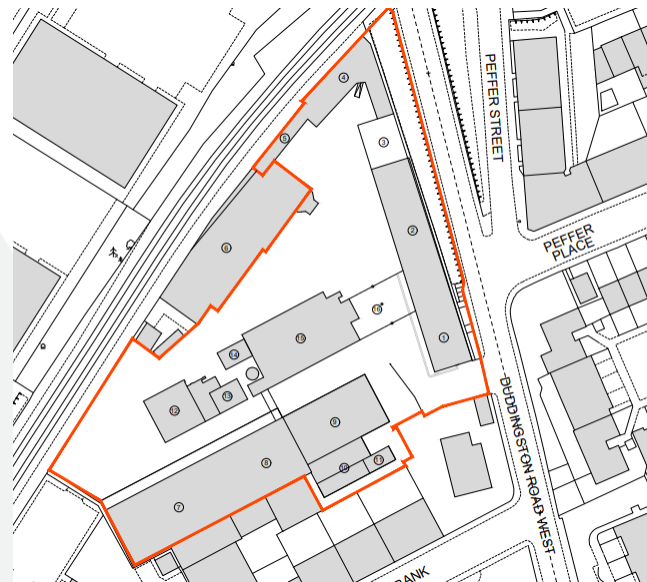
Released on application.

### LEGAL COSTS

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

### VAT

This property is not VAT elected.



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