

## DEVELOPMENT OPPORTUNITY

- > LOCATED IN THE DUDDINGSTON AREA OF EDINBURGH
- > PREMISES EXTEND TO 2,405 SQM/ 25,887 SQFT
- > **OFFERS OVER £250,000**
- > POTENTIAL FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT SUBJECT TO CONSENT
- > CAR PARKING ON SITE
- > YARD SPACE AVAILABLE BY SEPARATE NEGOTIATION
- > NO VAT IS PAYABLE ON THE PURCHASE PRICE

## HOLYROOD BUSINESS PARK

THE MALTINGS

**FOR SALE**

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

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Atticus Melvin-Farr [atticus.melvin-farr@shepherd.co.uk](mailto:atticus.melvin-farr@shepherd.co.uk) , 0131 225 1234 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**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.

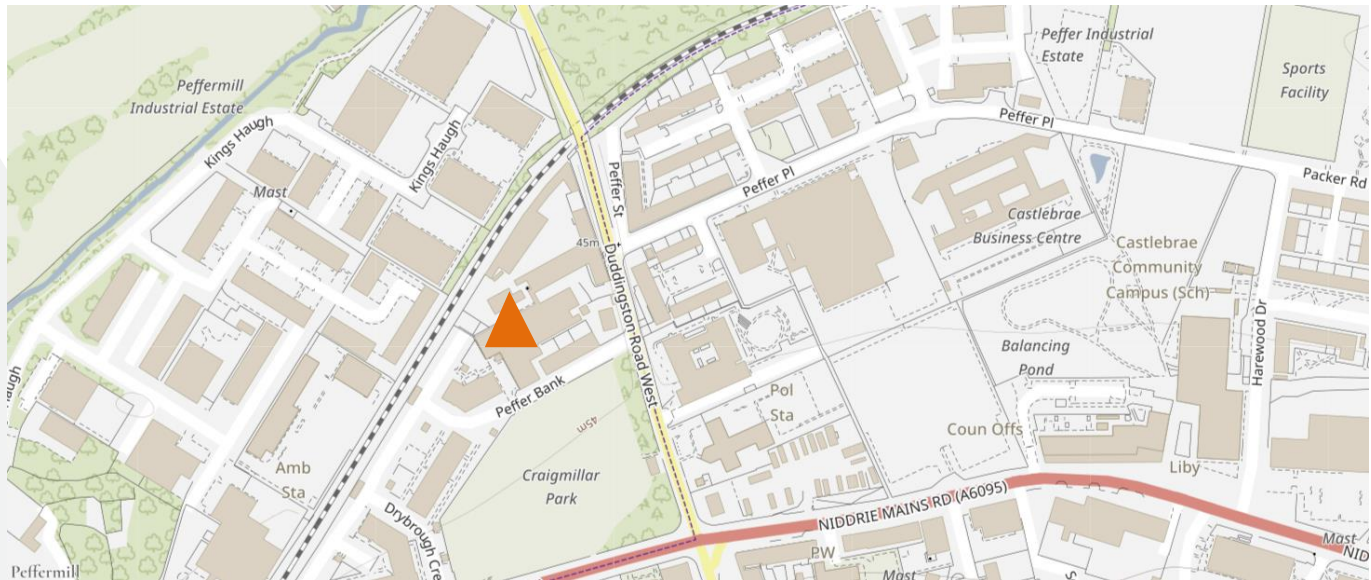
There are numerous schools within the locality including Niddrie Mill Primary School, St Francis RC Primary, Castlebrae High School & Holy Road RC High School.

**DESCRIPTION**

The Category B listed building was built in 1895.

The Maltings is located on the south side of the Business Park and comprises a 5 storey stone built semi-detached premises with a pitch and slated roof.

The property has been vacant for numerous years but has the potential to be re-developed for either commercial or residential use subject to the necessary planning consents. There is ample car parking spaces available within the Business Park with some yard space available by separate negotiation.



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

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

Emily Anderson [Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk) & Atticus Melvin-Farr [atticus.melvin-farr@shepherd.co.uk](mailto:atticus.melvin-farr@shepherd.co.uk)

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ACCOMMODATION	GIA SqM	GIA SqFt
Ground Floor	511	5,500
First Floor	void	void
Second Floor	511	5,500
Third Floor	511	5,500
Forth Floor	511	5,500
Fifth Floor	361	3,886
<b>TOTAL</b>	<b>2,405</b>	<b>25,887</b>

The areas above have been calculated on a gross 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 value can be found here;

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

### PRICE

Our client is seeking offers over £250,000 for the freehold interest.

### LEGAL COSTS

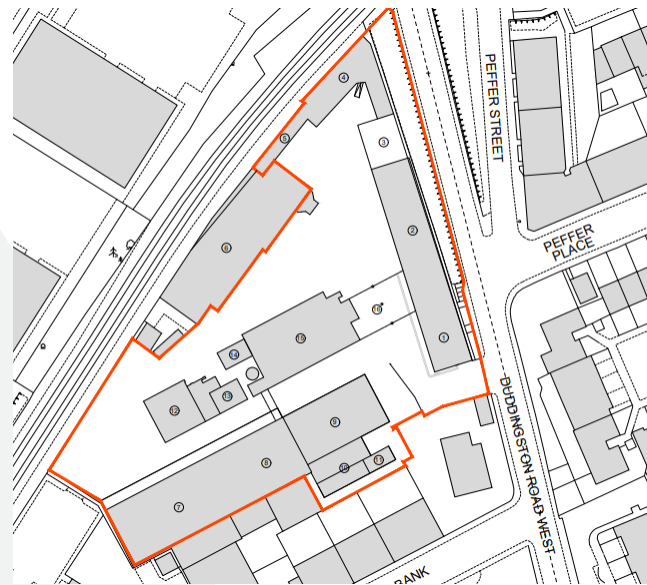
Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

### VAT

This property is not VAT elected.

### EPC

Released on application.



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