

DM HALL

For Sale

Class 1A Premises

77 — 79
Easter Road,
Edinburgh,
EH7 5PW



168.54 SQ M
1,814 SQ FT

Property Details

- Class 1A premises available for outright heritable purchase
- Situated in Edinburgh's desirable Easter Road/Leith district
- Suitable for sub-division to create two separate units
- Excellent opportunity for owner occupation or investment purposes
- Benefits from excellent passing vehicular trade and pedestrian footfall
- Currently tenanted by People First Scotland and benefits from short-term income of £12,000 per annum
- Offers over £230,000 (VAT free purchase)

LOCATION:

Easter Road is a highly established secondary retailing location and thoroughfare located approximately 1.2 miles to the north-east of Edinburgh's City Centre.

More specifically, the subjects are located on the west side of Easter Road at number 77 — 79, in between the junctions of Edina Street to the south and Brunswick Road to the north, with the primary junction connecting Easter Road to London Road located approximately 250m to the south. The area benefits from excellent transport links and is mixed in use, with primarily commercial occupiers at ground floor level in the surrounding area and residential dwellings above.

The exact location of the premises can be seen on the appended plan:



Property Details

DESCRIPTION:

The subjects comprise a class 1A premises situated over ground and basement levels, contained as part of a larger 4 storey traditional stone-built premises, surmounted by what appears to be a pitched and slated roof.

The premises benefits from a double-frontage with access taken to the unit via two separate recessed pedestrian entrance doors.

Internally, the premises comprises open plan class 1A space that is split between units 77 -79, with the entire unit interconnecting via an open doorway located towards the middle of the premises. Unit 77 benefits from office space to the front with rear W/C and kitchenette/ staff area, with unit 79 benefitting from a larger open place space with storage located to the area.

The premises further benefits from a good sized double basement that is accessed via a set of timer stairs located to the rear of unit 77.

PROPERTY DETAILS

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Office, sales, storage, kitchenette/staff, W/C	99.72	1,073
Basement	Storage, W/C	68.82	751
Total		168.54	1,814

SERVICES:

We understand the premises to benefit from mains electricity, water and sewerage.

SALE TERMS:

Our client is seeking offers over £230,000 for the outright purchase of their heritable interest (Scottish equivalent of English freehold).



Property Details

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £14,300 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, some occupiers may benefit from some form of business rates relief.

PROPOSAL:

All proposals to purchase should be submitted to the sole selling agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

Our client has advised that VAT is not chargeable on the sale of the premises.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM Hall Commercial Department

17 Corstorphine Road, Edinburgh,

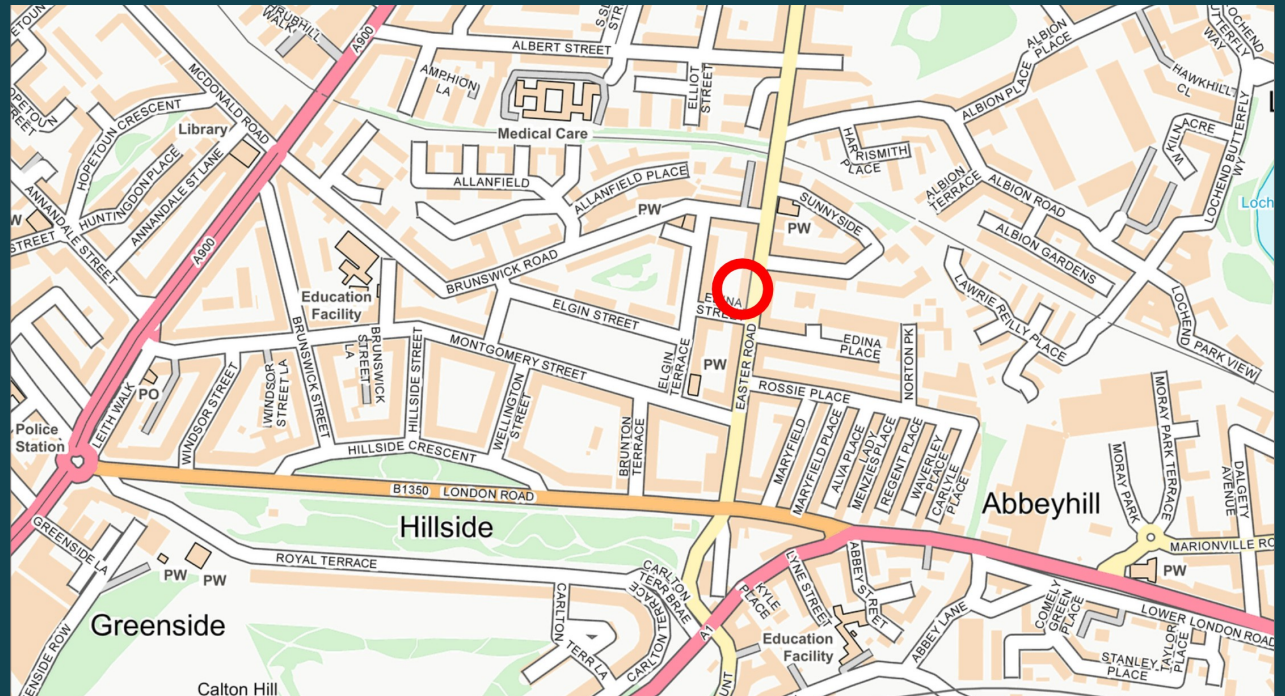
EH12 6DD

0131 624 6130

DM HALL



Regulated by
RICS



Make an enquiry

DM HALL

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh
EH12 6DD

0131 624 6130
edinburghagency@dmhall.co.uk

Oliver Lawson MSC MRICS
Harry Pattullo MSC

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.