

DM HALL

For Sale

Class 1A Premises

31 Restalrig Road
Edinburgh
EH6 8BD



68.28 SQ M
735 SQ FT

Property Details

- Close proximity to Leith Links
- May benefit from 100% rates relief
- May be suitable for varying alternate uses, subject to planning
- Offers over £145,000

LOCATION:

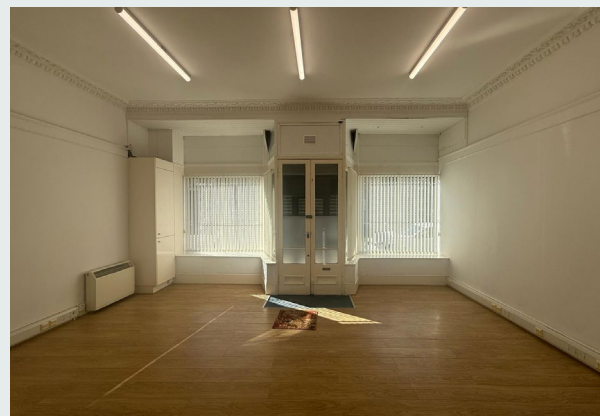
The subjects are located on Restalrig road, positioned in the heart of the well-established Leith district, just a short walk from Leith Links. The premises enjoys a highly accessible location, with Restalrig Road connecting seamlessly to key routes such as Easter Road and Leith Walk, offering a range of independent shops, cafés, and essential services.

The subjects benefit from excellent transport links with regular bus services running along Restalrig Road and the surrounding area, as well as free on street parking in the near vicinity. The newly extended tram line, reachable within walking distance, further enhances connectivity to key destinations, including Edinburgh Airport.

DESCRIPTION:

The subjects comprise a double-fronted ground floor Class 1A unit, forming part of a traditional four-storey stone tenement building, surmounted by a pitched and slate roof.

Internally, the layout offers a spacious open-plan area at the front, complemented by a sizeable kitchen, a box room, a large storage cupboard, and two separate WC compartments to the rear.



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	sq m	sq ft
Ground	68.28	735

SERVICES:

We understand the property benefits from mains water, electric and drainage services

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL:

We would invite offers over £145,000 for the outright purchase of our client's heritable interest.

LEGAL COSTS:

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

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.



Make an enquiry

Harry Pattullo MSC

Oliver Lawson MSC MRICS

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

0131 624 6130

edinburghagency@dmhall.co.uk



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