

DM HALL

For Sale

Class 1A Premises

**56 Portobello High
Street
Edinburgh
EH15 1DA**



**49.44 SQ M
532 SQ FT**

Property Details

- Excellently positioned class 1A premises available for outright heritable purchase
- Located in established, desirable and highly affluent Portobello district of Edinburgh
- Benefits from excellent passing vehicular trade and pedestrian footfall
- Suitable for a variety of class 1A uses
- Offers over £145,000 (exc. of VAT)

LOCATION:

Portobello is a popular and vibrant suburb within Edinburgh that is located approximately 3 miles east of the city centre and lies on the shore of the Firth of Forth, and boasts a popular promenade and beach. Portobello over recent years has become a vibrant place to live, work and socialise, and attracts ample amounts of tourists during the summer months.

The premises itself is located at the north-east end of the High Street and is surrounded by various local and national commercial occupiers at ground floor level, with primarily residential dwellings at tenement level above.

The exact location of the subjects can be seen on the appended map.

DESCRIPTION:

The subjects comprise a ground floor class 1A premises of traditional stone construction, contained as part of a larger 4-storey category B listed building, surmounted by what we assume to be a pitched and slated roof.



Property Details

Internally, the subjects comprise a class 1A/office/sales space to the front with a small kitchenette and W/C compartment located to the mid-shop area, with further office/sales/storage space located to the rear of the premises. A rear fire exit door leads out to a yard/drying green area that is used in common with other building occupiers.

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 | Sales, office, storage, W/C | 49.44 | 532 |

SERVICES:

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

SALE TERMS:

Our clients are seeking offers over £145,000 for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,600 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:

All proposals to purchase the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

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

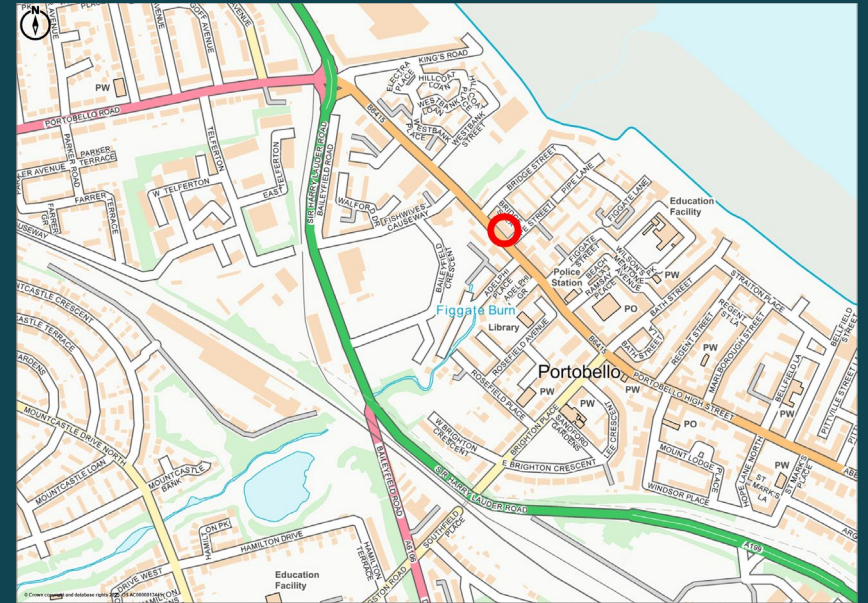
VAT:

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

VIEWING

ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

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