



## FOR SALE - CLASS 1A PREMISES

101 ALBERT STREET  
EDINBURGH  
EH7 5LY

- Rare opportunity to purchase class 1A premises in established location
- Situated just off Easter Road benefitting from excellent passing trade
- Premises suitable for a variety of class 1A uses
- NIA of 70.26sqm (756sqft)
- Offers over £75,000 (VAT FREE PURCHASE)



## LOCATION

Albert Street is a thoroughfare located to the north-east of Edinburgh's city centre that links the famous Leith Walk with Easter Road. Easter Road is one of the main routes that connect Edinburgh's London Road/Abbeyhill to the southern parts of the Leith district. The primary junctions to Albert Street can be found approximately 500m from the top of Easter Road/Abbeyhill, with access separately taken via Leith Walk to the west.

The premises itself is located to the east end of Albert Street, just off the corner of Easter Road, and is surrounded by primarily commercial occupiers on Easter Road with residential dwellings above, with residential dwellings located at ground floor level further along Albert Street to the west.

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

## DESCRIPTION

The subjects comprise a ground floor class 1A premises contained as part of a larger 4 storey and basement building of traditional stone construction, surmounted by what we believe to be a pitched and slated roof. The premises is accessed via a pedestrian entrance door to the left-hand side and benefits from a full height display window, both of which are protected by manual roller shutters.

Internally, the subjects offer open plan accommodation upon access, with further sales/office/storage accommodation located through the rear right of the property. A floor hatch is located to the rear of the main area that provides access to the basement via a timber style ladder.

## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a Net Internal Area basis in the order of:

NIA: 70.26sqm (756sqft)

## SALE TERMS

Our client is seeking offers over £75,000 for the outright purchase of their heritable interest.

## RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of £4,450, meaning any potential occupier could benefit from 100% rates relief in line with the Scottish Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G and a copy of the certificate is available to interested parties on request.

## LEGAL COSTS

Each party shall bear their own legal costs in connection with the transaction although in the normal manner the purchaser will be liable for land & buildings transaction tax and registration dues.

## VAT

We understand from the vendor that VAT it not applicable.

## VIEWING:

Strictly by appointment through the sole selling agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## REFERENCE:

ESA3263

## DATE OF PUBLICATION:

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## CONTACT:

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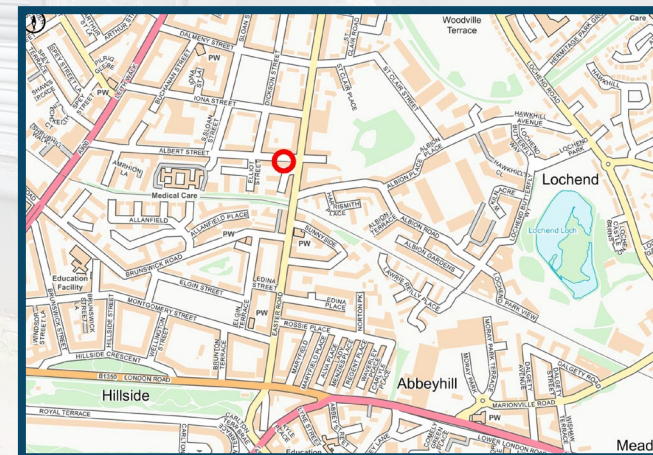
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## IMPORTANT NOTE

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