

DM HALL

For Sale

Class 1A Premises

**50 Montrose Terrace,
Edinburgh,
EH7 5DL**



**107.08 SQ M
1,152 SQ FT**

Property Details

- Ground floor and basement class 1A premises available for outright heritable purchase
- Excellent passing vehicular trade and pedestrian footfall
- Suitable for a variety of class 1A uses
- Located in the desirable and popular Abbeyhill/London Road district of Edinburgh
- Benefits from full height dual display windows
- Offers over £195,000 (exc. of VAT)

LOCATION:

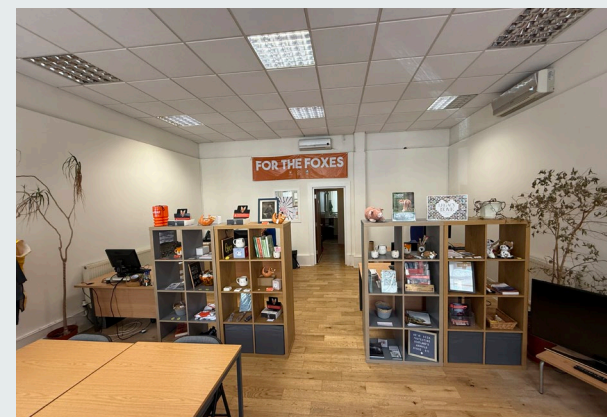
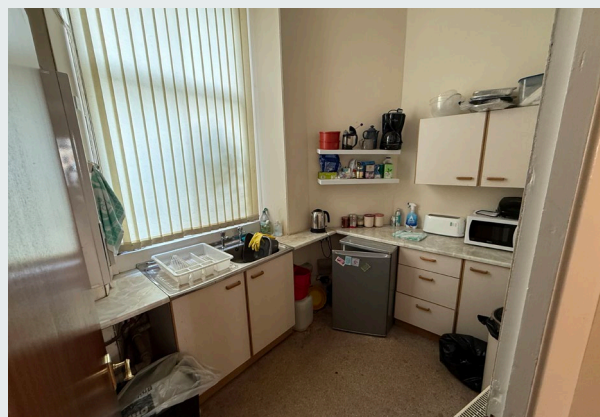
Abbeyhill is a popular district that lies approximately 1 mile east of Edinburgh's city centre. Montrose Terrace itself lies at the foot of London Road, the main passing thoroughfare from Edinburgh's east-end towards the Easter Road, Abbeyill, Meadowbank and Portobello districts of the city.

The premises is situated at 50 Montrose Terrace and is surrounded by primarily commercial occupiers at ground floor level with what we assume to be private residential dwellings above.

The exact location can be found on the below appended plan:

DESCRIPTION:

The subjects comprise a ground floor and basement class 1A premises of traditional stone construction, contained as part of a larger 4 storey building, being surmounted by a pitched and slated roof. The subjects are accessed through a centrally located pedestrian door, whilst benefiting from dual full height display windows to either side.



Property Details

Internally at ground floor level, the subjects offer open plan office/sales accommodation, with rear office/storage and a small kitchenette area. Full height stairs afford access to basement level, whereby storage and two x W/C compartments can be found.

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:

Accommodation	Floor	SQ M	SQ FT
Office, sales, storage, staff	Ground	68.93	742
Storage, W/Cs	Basement	38.15	411
Total		107.08	1,152

SERVICES:

The subjects benefit from mains electricity, gas, water and sewage.

SALE TERMS:

We are seeking offers over £195,000 (exc. of VAT) for the outright purchase of our client's 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 EPC rating is an #.

NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the property has a rateable value of £9,400. This means that any new tenant may be eligible for 100% business rates relief.



Property Details

PROPOSAL:

All proposals to purchase should be sent directly to the sole marketing agents.

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 marketing agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



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

DM HALL



Regulated by
RICS

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