

DM HALL

For Sale
Class 1A Premises



287 Leith Walk,
Edinburgh,
EH6 8PD

41.60 SQ M
447 SQ FT

Property Details

- Class 1A premises for sale
- Rarely available Leith Walk location
- Occupiers may qualify for 100% business rates relief
- 41.60 SQ M (447 SQ FT)
- Offers over £135,000 (exc. VAT) to purchase

LOCATION:

The subjects are located on Leith Walk, a vibrant and historic street located to the east end of Edinburgh's city centre. The road itself connects Edinburgh's city directly to the Leith district via road, bus and the recently extended Edinburgh east end — Newhaven tram line.

287 Leith Walk itself sits on the eastern side of Leith Walk between the junctions/turnings for Dalmeny Street and Jameson Place. The premises benefits from a Newhaven line tram stop directly outside.

The area boasts a mix of residential and commercial uses, with nearby occupiers including Your Move, Tesco Express and Cake Box.

DESCRIPTION:

The subjects comprise a rarely available, ground floor retail premises, set within a larger, traditionally constructed 4-storey building, surmounted by an assumed pitched and slated roof.

Internally, the premises is arranged to provide a main retail area, rear storage, kitchen and WC at ground floor level. The property benefits from a large, glazed frontage, with access achieved via a recessed timber framed pedestrian access door. Security measures are in place by way of an external roller shutter.



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:

Accommodation	SQ M	SQ FT
Ground Floor	41.60	447

SALE TERMS:

We are seeking offers over £135,000 (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 will be available upon request.

NON-DOMESTIC RATES:

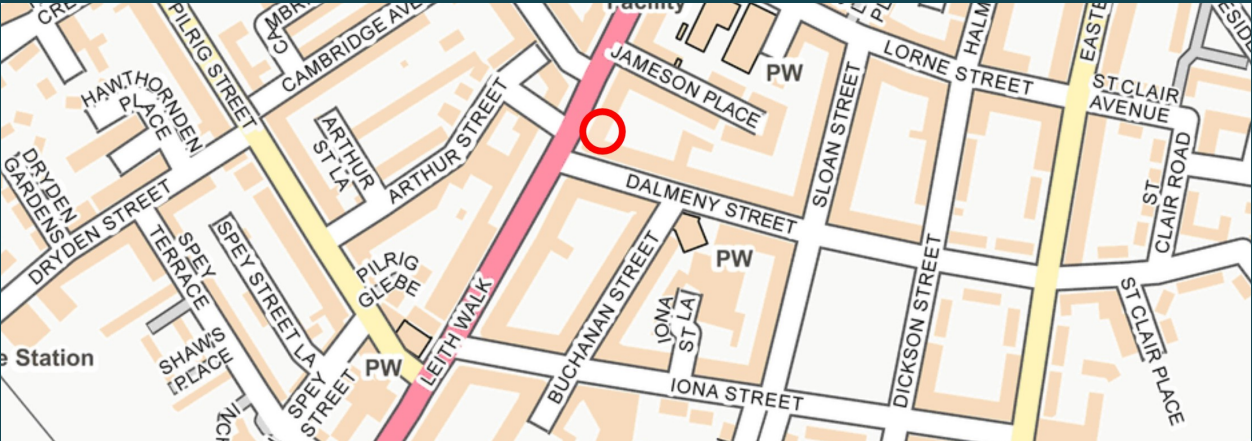
According to the Scottish Assessors’ Association website, the subjects are noted to have a Rateable Value of £6,900 per annum:
It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

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.



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.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

Make an enquiry

Justin Akugbo BSc Hons

Oliver Lawson MSc MRICS

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

0131 624 6130

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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