

# OFFICE FOR SALE

36 Atholl Crescent Lane  
Edinburgh EH3 8ET

- ▶ Situated in Edinburgh's prestigious West End
- ▶ Suitable for a variety of uses
- ▶ 845 sq ft (78.5 sq m)
- ▶ Single garage included



## LOCATION

Edinburgh is Scotland's capital city, with a population of approximately 554,000 people and an estimated catchment of 1.6 million.

Atholl Crescent Lane is located behind Atholl Crescent which is a major thoroughfare in Edinburgh's West End district. The subjects are located on the south side of the lane surround by a mix of commercial and residential uses.

The subjects benefits from great connectivity being only a 7 minute walk to Haymarket Station, the West End tram stop is situated on Atholl Crescent and numerous bus routes service Shandwick Place.

The surrounding area also benefits from an excellent amount of retail and other amenities with occupiers including **Starbucks, Café Nero, Boots, Greggs** and many bars and restaurants all within close proximity.

## DESCRIPTION

The subjects comprise a self-contained mews building with office accommodation over ground, first and second floors, plus a dedicated garage. The office benefits from a specification to include:

- Perimeter trunking
- LED lighting
- Gas fired central heating
- Kitchen at ground floor
- WCs on ground and first floors
- Excellent natural light
- Single garage

## ACCOMMODATION

The approximate net internal floor areas are shown below:

GROUND FLOOR	117 SQ FT	10.9 SQ M
FIRST FLOOR	353 SQ FT	32.8 SQ M
SECOND FLOOR	375 SQ FT	34.8 SQ M
TOTAL	845 SQ FT	78.5 SQ M
GARAGE	151 SQ FT	14.0 SQ M

## DEVELOPMENT OPPORTUNITY

The property is currently utilised as an office under Class 4 of the Town & Country Planning (Scotland) Order 1997. We believe the property would be suitable for either residential conversion or short-term holiday lets subject to the necessary planning consent.

## PRICE

Offers over **£450,000** exclusive are invited.

## VAT

VAT is payable on the purchase price.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£15,400**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£7,669**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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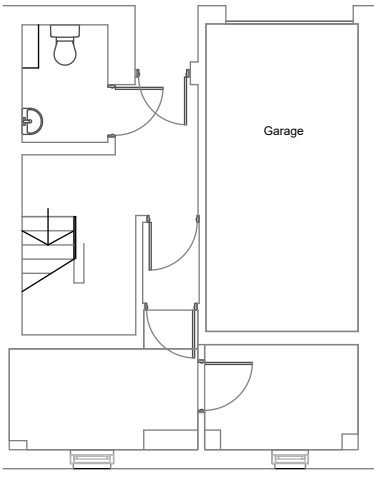
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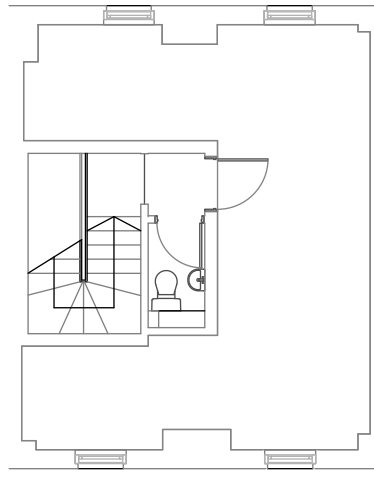


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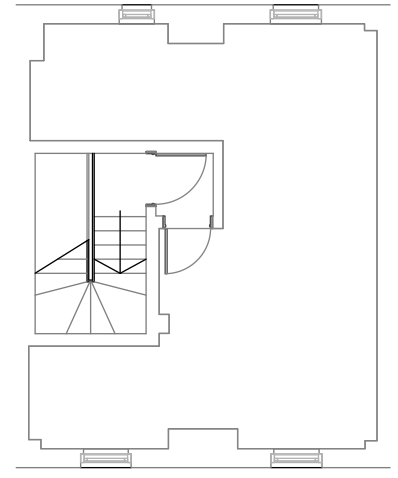
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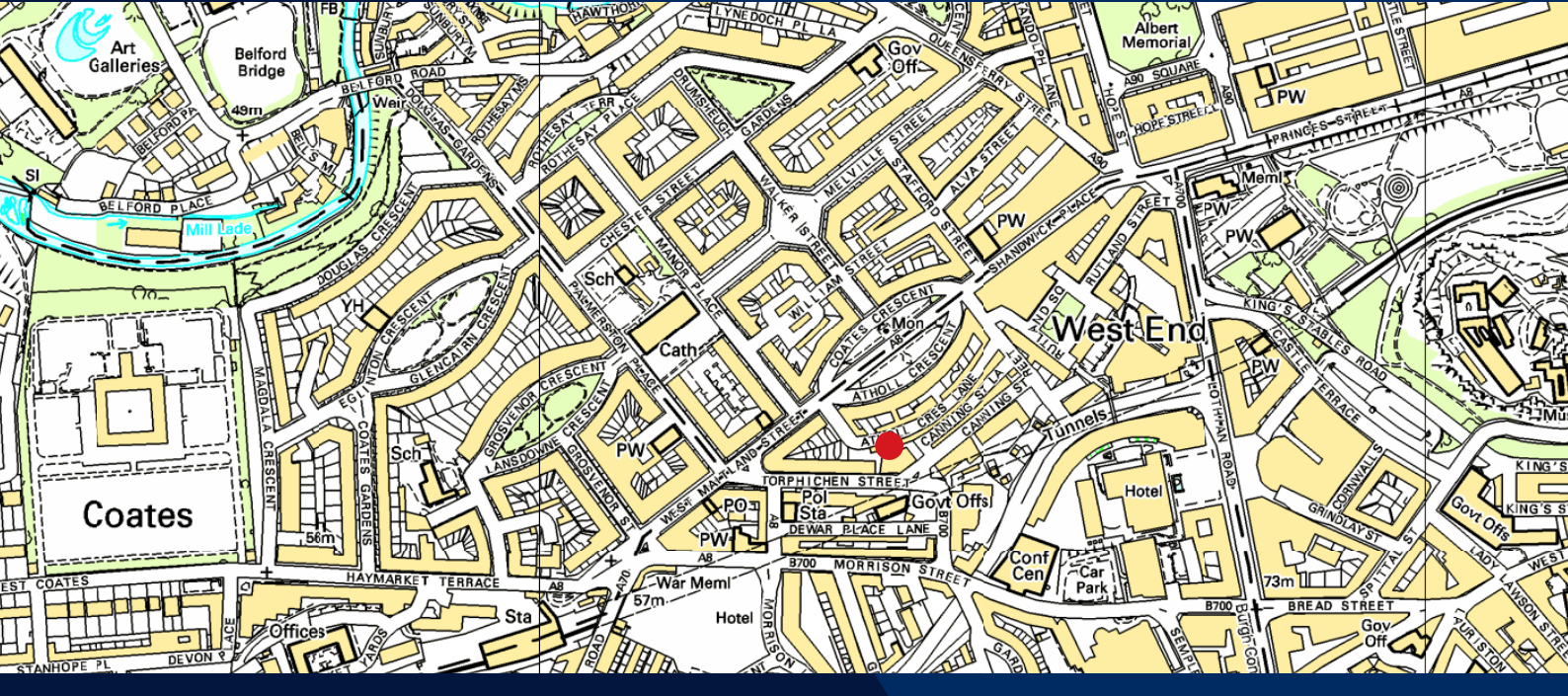
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## GET IN TOUCH



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