



## FOR SALE - CLASS 1A

6A & 6B GRANGE ROAD  
EDINBURGH  
EH9 1UH

- Unique opportunity to acquire rarely available double-fronted retail premises on heritable basis
- Located in sought after Newington/Grange area with excellent residential catchment
- Easily sub-dividable into two separate units for investment purposes
- Excellent passing vehicular trade and pedestrian footfall
- Total NIA of 248.34sqm (2,673sqft)
- Offers over £325,000 (exclusive of VAT)

## LOCATION

The subjects are located in the Newington/Grange area of Edinburgh, approximately 2km from the east end of Edinburgh's City Centre. The subjects are surrounded by primarily commercial occupiers at ground floor level with private residential dwellings noted to the upper floors.

More specifically, the subjects are found at the far eastern end of Grange Road, approximately 50m from the crossroad junction that joins Grange Road with Causewayside and Salisbury Place.

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

## DESCRIPTION

The subjects comprise a double-fronted class 1A premises of traditional stone construction, arranged over ground and basement floors of a larger 3 storey premises, surmounted by what appears to be both flat and pitched roof elevations above. The premises is category C listed and is located in The Grange (CA17) conservation area.

Access to the premises can be taken via both 6A and 6B, with primary access currently taken via the left-hand side at 6A. The premises benefits from timber framed and single glazed full height display windows that are located either side of the entrance doors, both of which provide excellent natural daylight into the premises itself.

Internally, 6A is currently utilised as office space with rear tea preparation space and a W/C compartment. Access is further afforded internally via a connecting door to 6B which is currently utilised for storage and workshop use – a further W/C compartment is found to the rear of the premises. Access to the basement is via a set of timber stairs located in 6B, which provides way for excellent storage and workshop space under both units.

## 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:

Ground Floor: 108.12sqm (1,163sqft)  
Basement: 140.22sqm (1,509sqft)  
**Total: 248.34sqm (2,673sqft)**

## SALE TERMS

Our client is seeking offers over £325,000 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 £14,600, therefore any potential occupier may benefit from some form of rates relief in line with the Scottish Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of # 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

Please note unless otherwise stated, VAT may be applicable.

## VIEWING:

Strictly by appointment through the sole selling agents.

## DATE OF ENTRY:

Entry will be available on completion of legal formalities.

## REFERENCE:

ESA3210

## DATE OF PUBLICATION:

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## CONTACT:

DM Hall LLP (Agency Department)  
17 Corstorphine Road, Edinburgh, EH12 6DD

0131 624 6130

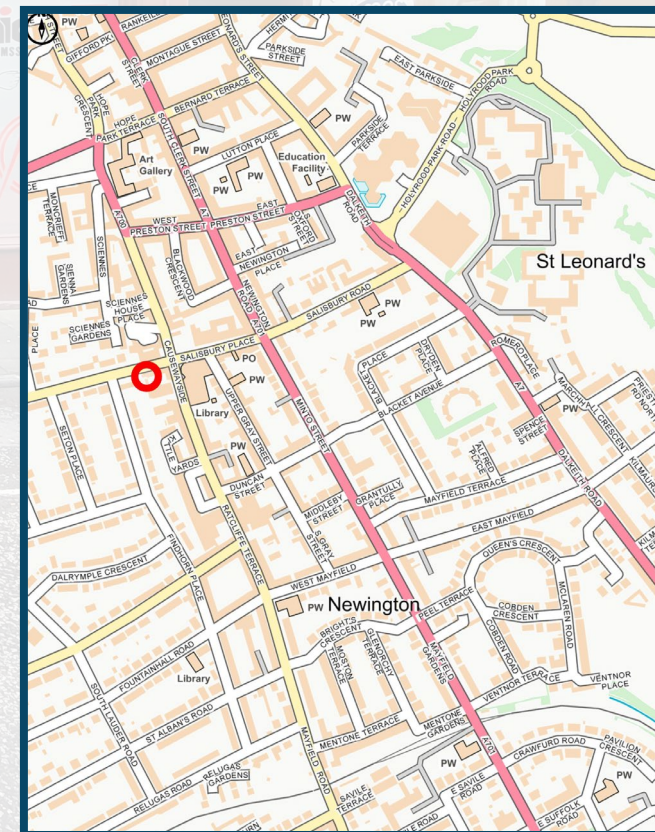
edinburghagency@dmhall.co.uk

Oliver Lawson

Oliver.Lawson@dmhall.co.uk

Ian Davidson

Ian.davidson@dmhall.co.uk



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