



FOR SALE - CLASS 1A/OFFICE

2 CONSTITUTION STREET
EDINBURGH
EH6 7BT

- Rarely available class 1A/office premises located in desirable Leith district
- Situated directly on Newhaven Tram Line
- Flexible premises that can be easily re-configured to suit a variety of requirements
- Premises may be suitable for conversion to residential use, subject to all relevant consents being obtained by the purchaser
- NIA of 66.90sqm (720sqft)
- Offers over £145,000 (exc. of VAT)

LOCATION

The Leith district of Edinburgh is situated approximately 2.5 miles to the north-east of the city centre. Leith is a vibrant and populated area and is well known for its bars, restaurants and retail presence.

More specifically, the premises itself is situated on the western side towards the north end of Constitution Street, in extremely close proximity to the junction where Constitution Street meets Tower Street and Ocean Way. The premises is located directly on the Newhaven Tram Line, and thus affords excellent visibility from the tram network, as well as passing vehicular trade and pedestrian footfall.

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

DESCRIPTION

The subjects are arranged over the ground floor of a modern 6-storey block built premises with residential dwellings above, surmounted by what appears to be a metal/steel clad roof covering. The subjects are entered through a pedestrian entrance door to the left hand-side and further benefit from aluminium framed and double-glazed full height display windows.

Internally, the subjects are currently configured to provide a mixture of reception/circulation space and cellular office areas, with rear kitchenette space, W/C compartment and shower cubicle. The premises could be easily re-configured to provide various space and open plan options of usage. The premises further benefits from but is not limited to, the below features:

- Integrated and included various white good appliances
- Full and working order CCTV/security system
- Motorised fan ventilation system
- Oak wood flooring in cellulated office areas
- High traffic water resistant flooring in reception and staff areas
- Instant electrical hot water system

ACCOMODATION

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: 66.90sqm (720sqft)

SALE TERMS

Our client is seeking offers over £145,000 for the outright purchase of their heritable interest.

PREMISES VIDEO TOUR

Please see the following link for a video tour of the premises. [Link](#)



RATEABLE VALUE

According to the Scottish Assessors Association website, the property has a current rateable value of £8,700, meaning any potential occupier could benefit from 100% rates relief in line with the 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 any land & buildings transaction tax and registration dues applicable.

VAT

Unless otherwise stated, please note that VAT may be chargeable.

VIEWING:

Strictly by appointment through the sole selling agents.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

REFERENCE:

ESA3237

DATE OF PUBLICATION:

January 2024

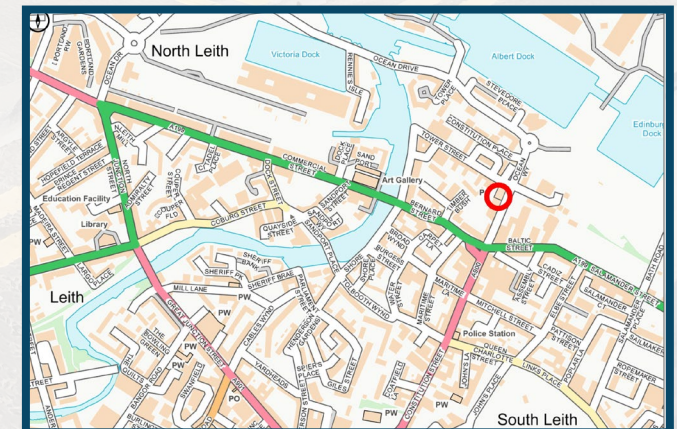
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