

DM HALL

For Sale

Office / Development
Opportunity

22 Bernard Street,
Edinburgh,
EH6 6PS



178.53 SQ M
1,921 SQ FT

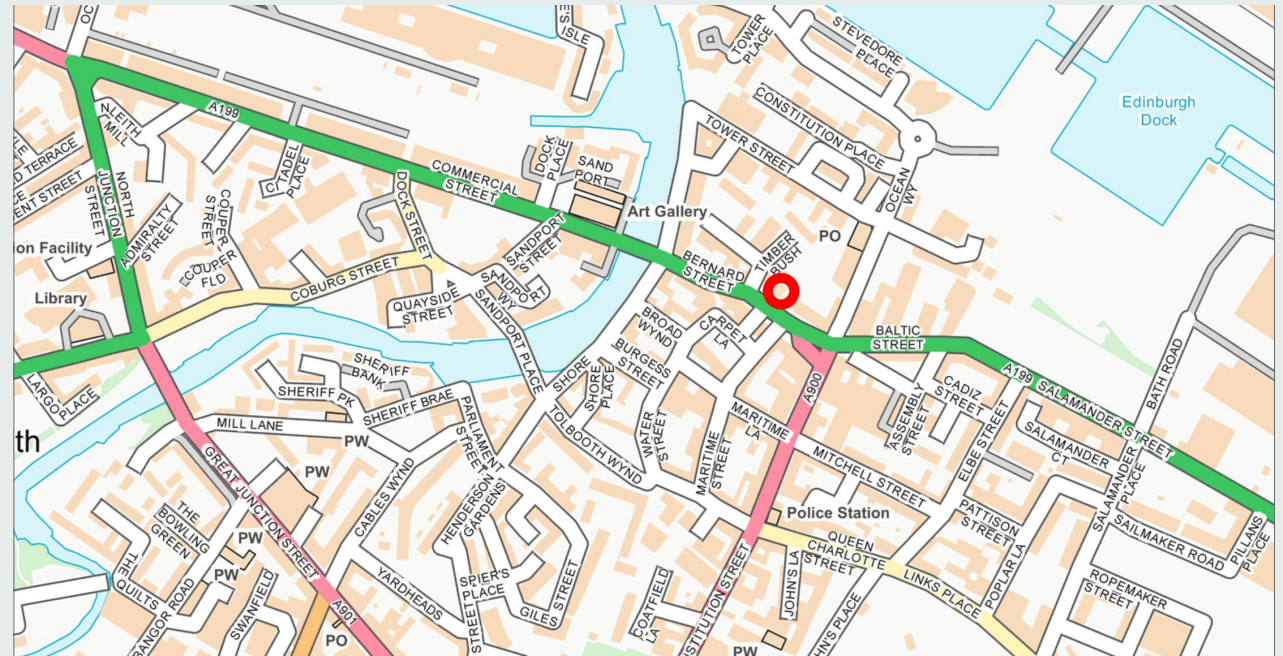
Property Details

- Unique category B listed office premises situated over ground and first floors
- Excellent opportunity to convert to residential dwelling (s), subject to all relevant consents being obtained
- Premises benefits from shared forecourt to the front of property with rear occupier
- Situated in high footfall area with substantial passing vehicular trade
- Located in Edinburgh's desirable Leith district
- Offers over £340,000 (exc. of VAT)

LOCATION:

Bernard Street is located in Edinburgh's desirable Leith district to the north east of the city centre. Leith is known for its historical significance and vibrant community, featuring a mix of bars, restaurants, cafes, retail and a considerable residential catchment.

More specifically, the subjects are located to the north side of Bernard Street, extremely close to the recently opened Constitution Street tram stop, with Bernard Street Bridge/ Commercial Street located 150m to the west and Baltic Street located 100m to the east.



Property Details

DESCRIPTION:

The subjects comprise a traditional category B listed ground and first floor office premises of stone construction, contained as part of a larger 3 storey and attic building, surmounted by a pitched and slated roof.

Internally, the ground floor benefits from office space with associated storage, W/C compartment, kitchenette and generous sized entrance hallway. Access is taken to the first floor via a traditional period staircase, with the first floor providing further significant office/storage/conversion space with another W/C compartment.

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Office, storage, kitchenette, W/C	70.26	756
First	Office, storage, W/C	108.27	1,165
Total		178.53	1,921

SERVICES:

We understand the premises to benefit from mains electricity, gas, water and sewerage.

SALE TERMS:

Our client is seeking offers over £340,000 for the outright purchase of their heritable interest (Scottish equivalent to English freehold).

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #



Property Details

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £14,400 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for some form of business rates relief.

PROPOSAL:

All proposals to purchase should be submitted directly to the sole selling agents on the below contact information.

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 maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

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