

# DM HALL

# For Sale

Office / Development  
Opportunity



33 York Place,  
Edinburgh,  
EH1 3HP

235.90 SQ M  
2,539 SQ FT

# Property Details

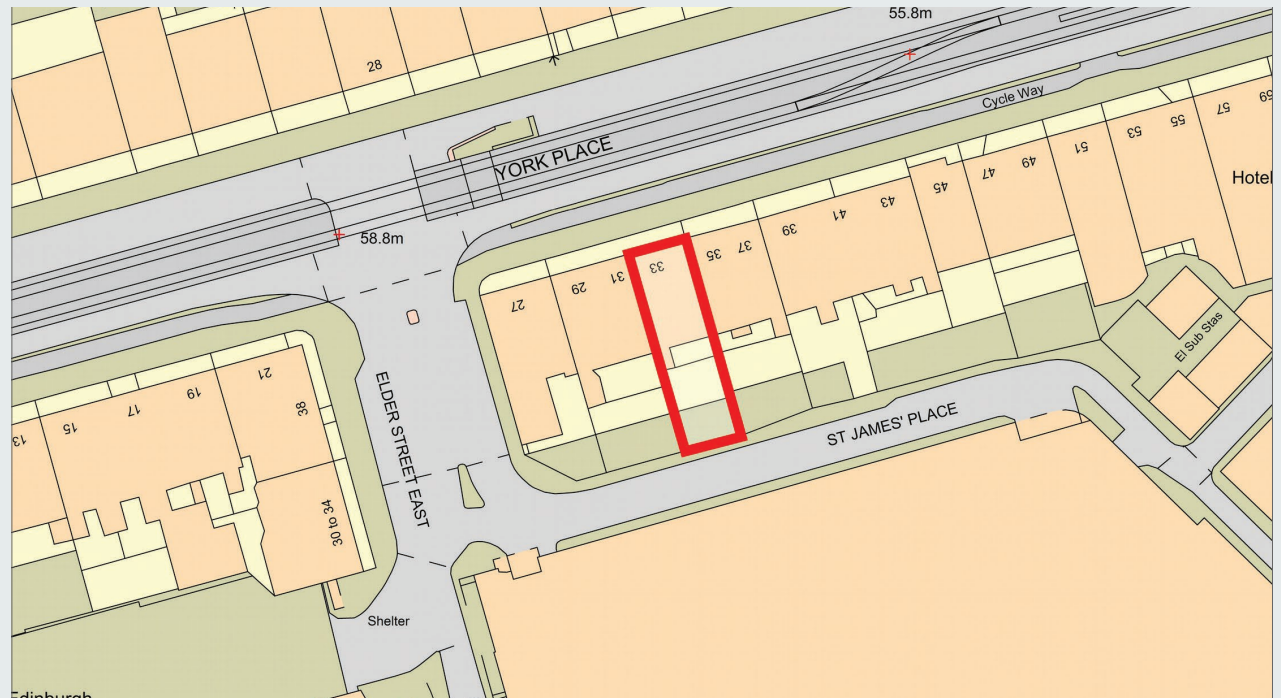
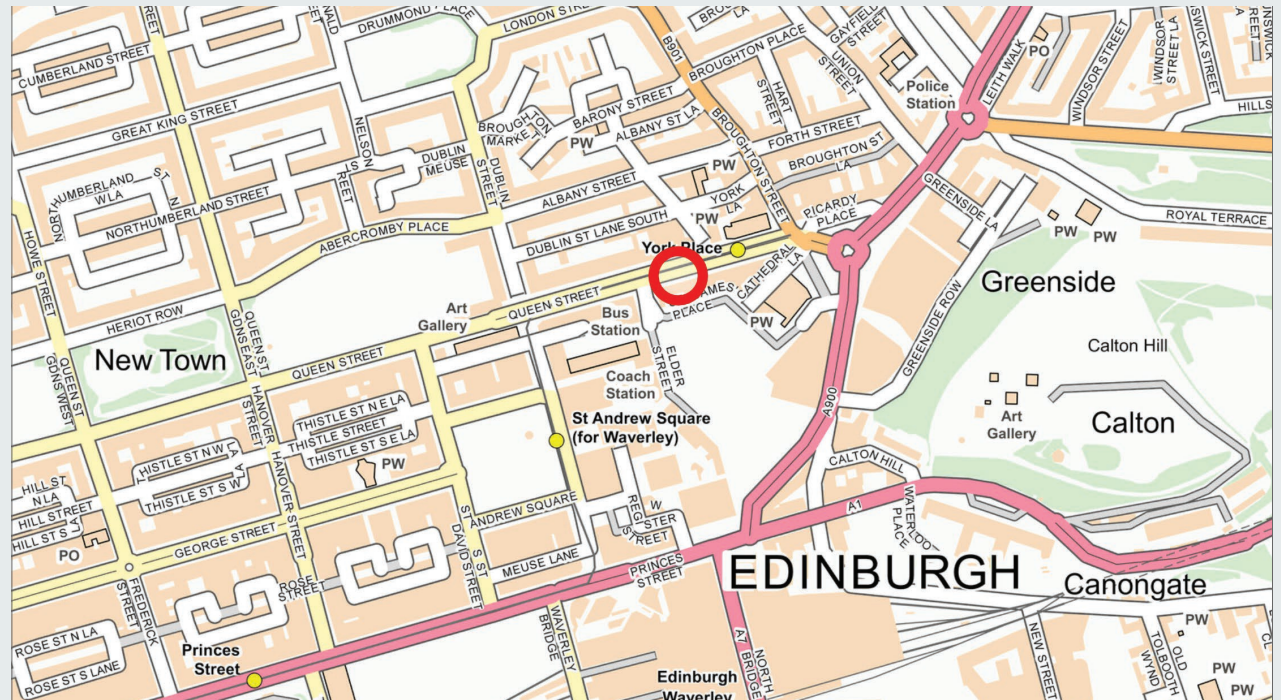
- Rare and unique opportunity to purchase part-town house in Edinburgh's City Centre
- Situated over ground, lower ground and first floor levels
- Benefits from rear exterior garden and 3 car parking spaces
- Situated directly behind the new Edinburgh St James Quarter
- Benefits from excellent transport links via Picardy Place tram stop and Edinburgh bus station
- Significant passing vehicular trade and pedestrian footfall
- Potential for a variety of uses to include office, residential development, leisure and serviced accommodation, subject to all relevant consents being obtained
- Offers over £795,000 (exc. of VAT)

## LOCATION:

York Place, within Edinburgh's City centre/New Town, is a direct continuation of Queen Street, one of the city's primary thoroughfares from the west to the east. York Place is well known for its stunning Georgian architecture and spectacular traditional period buildings, and is a further well-known transport and destination hub, with the Picardy Place tram stop and Edinburgh Bus Station a moment's walk in each direction. The recently opened Edinburgh St James Quarter sits directly behind the premises that comprises various retail, leisure, hotel and private accommodation uses.

## DESCRIPTION:

The subjects comprise a category A listed office premises situated over the ground, lower ground and first floors of a traditional stone-built period townhouse, surmounted by a pitched and slated roof.



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The subjects are contained as part of a larger 4 storey and attic building and are accessed to the front via a set of bridging steps. Further access/fire exits are noted on the lower ground floor to the front and back of the buildings. The rear door provides access to a tiered levelled garden, which backs on to 3 car parking spaces fronting St James Place.

Internally, the subjects comprise various office, storage, circulation, W/C and kitchenette accommodation situated over lower ground, ground and first floors, all accessed internally via timber constructed and carpeted staircases.

The subjects would easily sub-divide over all levels and would suit a variety of purposes to include office, residential development, leisure and serviced accommodation, subject to all relevant consents being obtained by the purchaser.

## 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
Lower Ground	Office, storage, W/C, kitchenette	65.10	701
Ground	Entrance, offices, storage	79.95	861
First	Hallway, storage	90.85	978
<b>Total</b>		<b>235.90</b>	<b>2,539</b>

## SERVICES:

We understand the premises to benefit from a 3-phase electrical system, gas, mains water and sewerage.

## SALE TERMS:

Our client is seeking offers over £795,000 (exc. of VAT) for the outright purchase of their heritable interest.



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## ENERGY PERFORMANCE:

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

## NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a cumulative Rateable Value of £34,100 per annum.

## PROPOSAL:

All proposals to purchase should be sent directly to the sole selling agents at the below details.

## LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT:

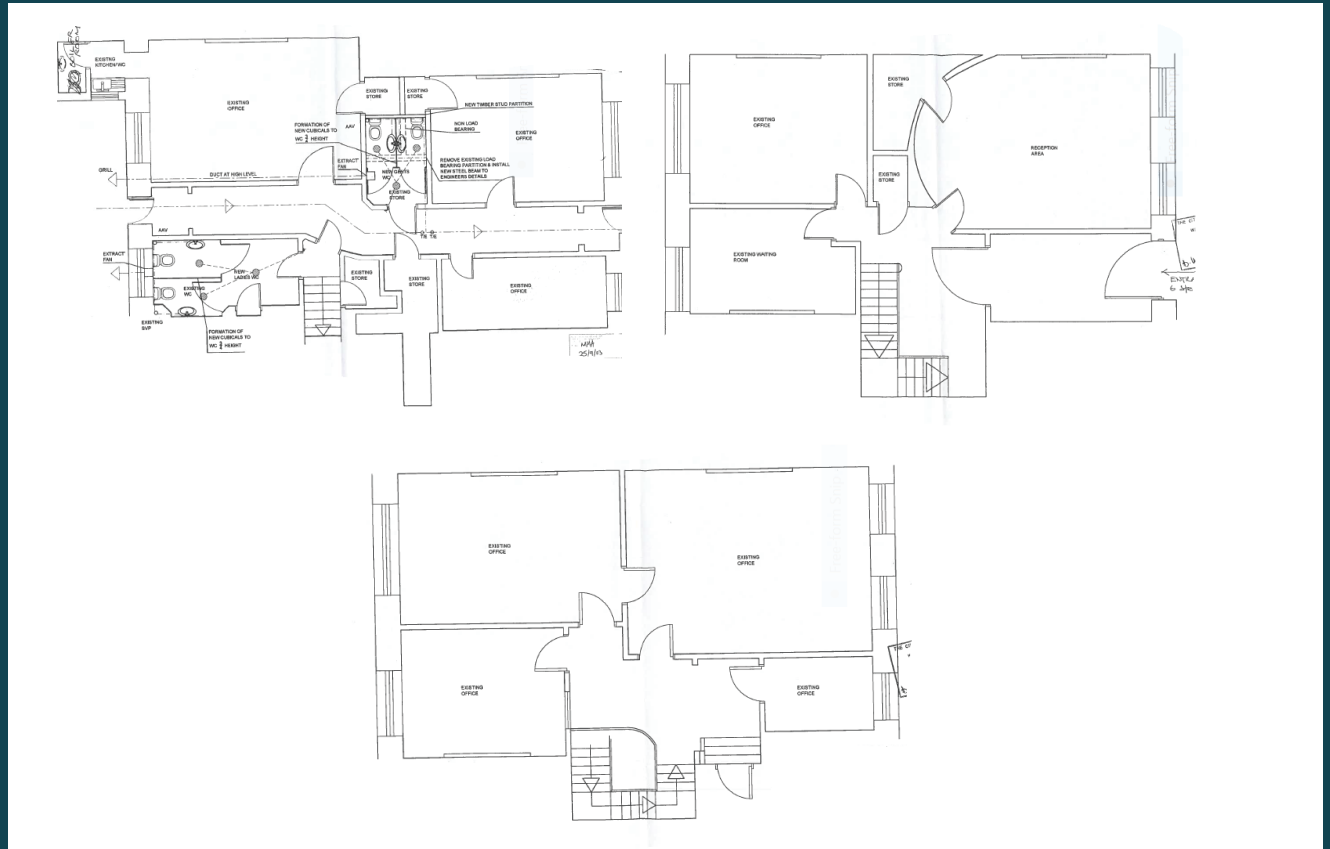
All prices quoted are exclusive of VAT which we understand to be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting 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.



## Make an enquiry

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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.