

DM HALL

For Sale

Class 1A



1 Meadowbank Avenue
Edinburgh
EH8 7AP

68.72 SQ M
740 SQ FT

Property Details

- Opportunity to purchase unique class 1A premises in desirable Edinburgh district of Meadowbank
- Premises situated over ground, basement and mezzanine levels
- Ideal for owner occupation or investment purposes
- Excellent passing vehicular trade and pedestrian footfall
- Suitable for a variety of class 1A purposes
- Offers over £160,000 (exclusive of VAT)

LOCATION

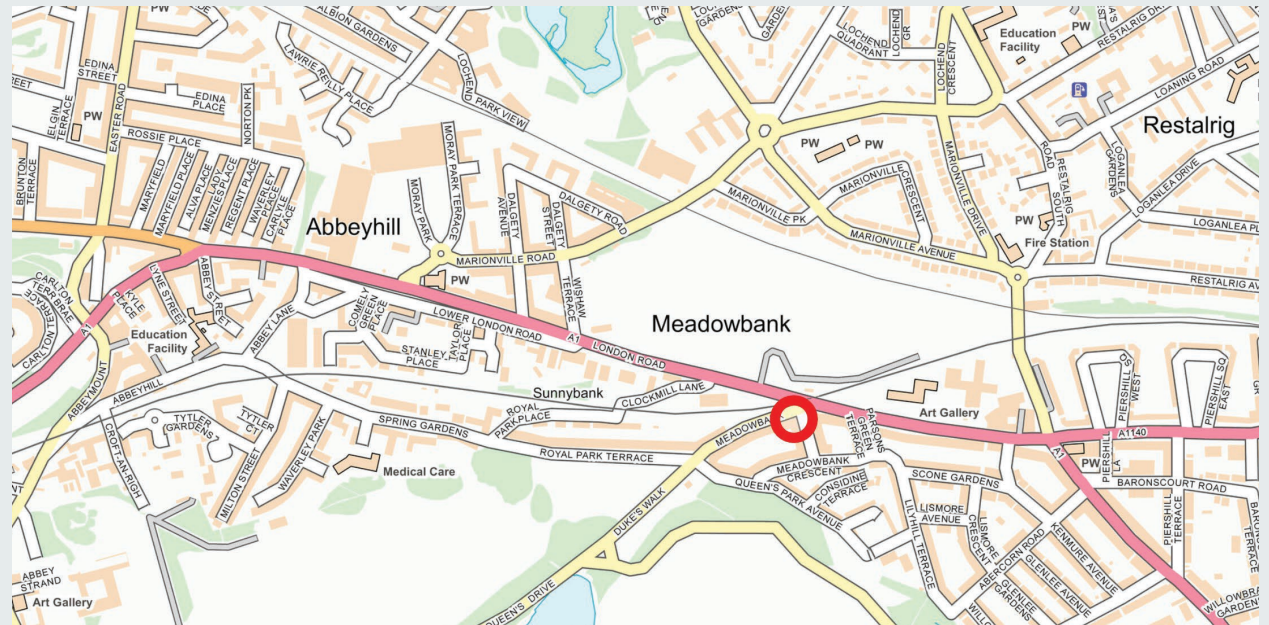
The subjects are located within the desirable and affluent area of Meadowbank, approximately 1.5 miles to the east of Edinburgh's City Centre.

The subjects are found to be situated on an extremely prominent pitch on a return frontage between Meadowbank Avenue and Meadowbank Terrace, with the A1 London Road running directly adjacent to the building.

DESCRIPTION

The subjects comprise a ground and lower ground floor traditional premises of stone construction, contained as part of a larger 4-storey premises, surmounted by a pitched and slated roof. The premises benefits from excellent visibility via the return/double-frontage and full height display windows.

Internally, the subjects are currently presented to provide reception, waiting and treatment/studio space at ground floor level, with storage, staff, workshop and a W/C compartment all provided at lower ground floor level. A uniquely presented steel constructed mezzanine is access via stairs to the rear of the premises where further studio/workshop space is afforded.



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	Sales, reception, waiting space, treatment	37.52	404
Mezzanine	Studio, Workshop	12.86	138
Lower Ground	Storage, staff, workshop, W/C	18.34	197
Total		68.72	740

SERVICES

We are seeking offers over £160,000 for the outright purchase of our clients heritable interest.

ENERGY PERFORMANCE

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

NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,000 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL

All proposals to purchase the premises should be directed towards 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 maybe chargeable.



Property Details

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