

VACANT PREMISES FOR SALE

CLASS 1A PREMISES

Rare freehold opportunity within
the heart of Newington

Inviting offers over £170,000

Premises extend to 52.30 sqm
(563 sqft)

Situated in close proximity to
The University of Edinburgh

Extremely high levels of vehicular and
pedestrian passing trade

Flexible space suitable for a variety of
occupiers



WHAT 3 WORDS



84 SOUTH CLERK STREET, EDINBURGH, EH8 9PT

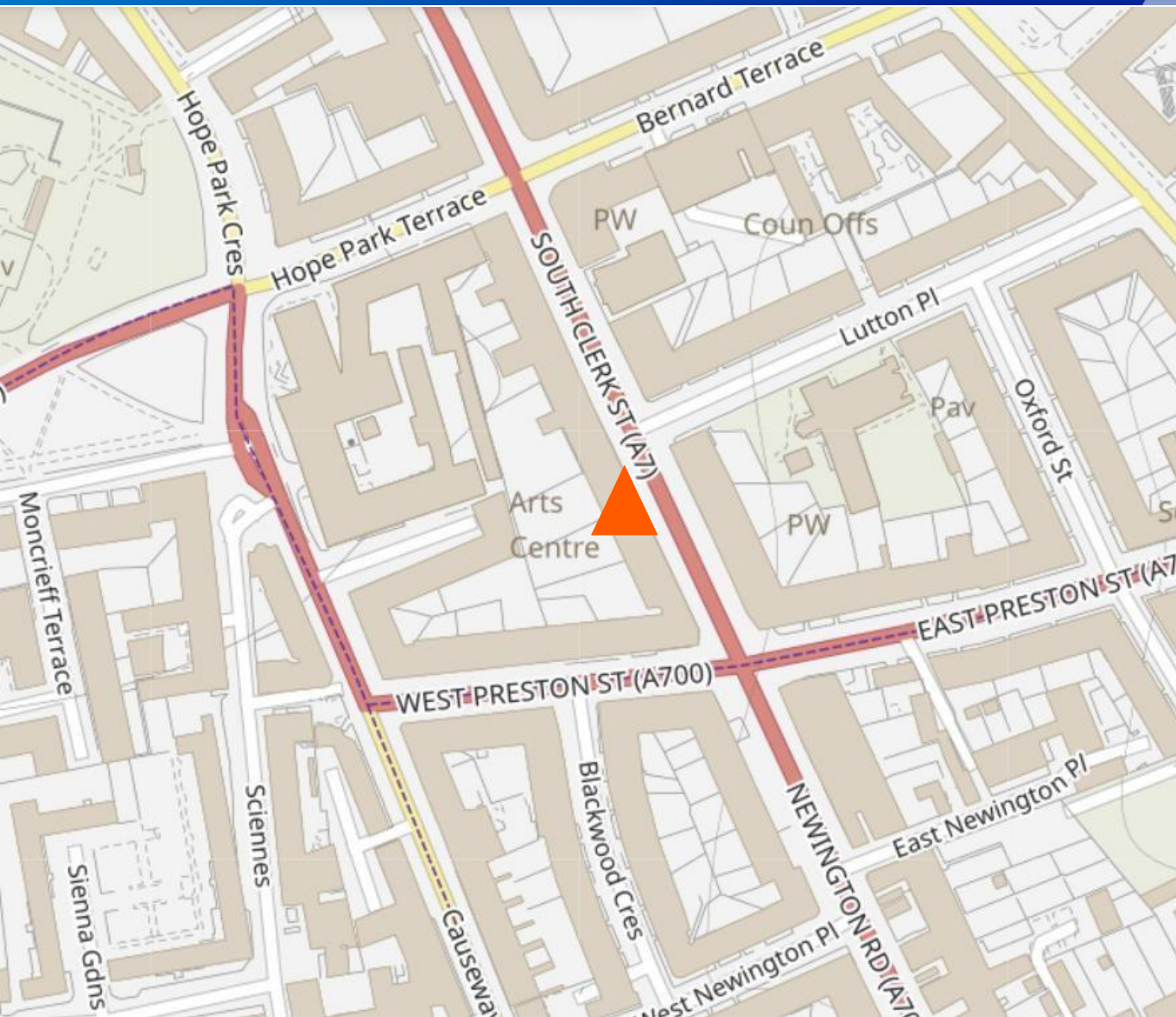
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Location

84 SOUTH CLERK STREET, EDINBURGH, EH8 9PT



Location

Edinburgh is Scotland's capital city situated on the banks of the Firth of Forth within Midlothian, located approximately 60 miles south of Dundee and approximately 50 miles east of Glasgow.

84 South Clerk Street is located on the west side of South Clerk Street between a block bound by West Preston Street to the south and Hope Park Terrace to the north.

Located approximately half a mile to the south of the city centre, South Clerk Street is situated within the Newington district of Edinburgh, which is a vibrant neighbourhood bustling with students, young professionals and families therefore benefiting from extremely high levels of footfall 7 days a week. It is also one of the main vehicular routes into the city centre from the south, which leads traffic towards the east end of Princes Street.

South Clerk St is an extremely well-established retail & leisure location represented by both highly recognised national occupiers as well as reputable local businesses, including Co-op Food, William Hill, La Casa Restaurant & Boombarkers.

This property presents a rare freehold opportunity in a dense residential location & highly sought-after commercial parade.

**Rare Freehold Opportunity in
Edinburgh's Newington District**



Description

84 SOUTH CLERK STREET, EDINBURGH, EH8 9PT



Description

The subjects comprise a Class 1A property arranged over the ground and basement floors of a 4 storey & basement traditional stone built tenement. The roof is pitched & slated & benefits from a large glazed frontage.

The ground floor benefits from an extensive sales area with storage & a WC facility within the basement, which is accessed via a timber staircase.

The property is in excellent condition and presents a well-configured space that would be suitable for a variety of uses including, café, professional service, or alternatively hot food takeaway, subject to the necessary consents.

Accommodation	SqM	SqFt
Ground Floor	39.39	424
Basement	12.95	139
Total	52.30	563

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.



Price

Offers over £170,000 are invited for the freehold interest.

Rateable Value

The subject's current rateable value is £8,500, which results in a 100% rate relief, subject to tenant circumstances.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

VAT

The property is not elected for VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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