

FOR SALE/MAY LET

RETAIL / TRADE COUNTER OPPORTUNITY



24 Coburg Street
Edinburgh
EH6 5HB

- Highly prominent property on Coburg Street, situated within the heart of Leith and approximately 2 miles north east of Edinburgh city centre.
- The property sits in close proximity to Commercial Street and Great Junction Street, two of the main arterial routes in the Leith area of Edinburgh.
- Leith itself forms a popular suburb of Edinburgh, where there has been significant development and regeneration in recent years.
- The property provides attractive trade counter / warehouse accommodation that is highly suitable for a number of different uses.



ACCOMMODATION

The premises are arranged over ground and first floor levels and comprise the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	718.59	7,735
First Floor (mezzanine)	573.03	6,168

PRICE

Price on application.

TENURE

The property is available by way of a new Full Repairing and Insuring lease.

RATES

Rateable Value £64,900:
 UBR (2020/21): £0.511
 Rates Payable: £33,164 pa

(Interested parties are advised to make enquiries with the Local Authority.)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC RATING

Full Energy Performance Certificate available on request.

FURTHER INFORMATION AND

VIEWING

Further information is available upon request. Viewing is strictly by appointment with Savills or our joint agents, Graham & Sibbald.

To arrange a viewing please contact:



Keith Watters
 Keith.Watters@g-s.co.uk
 0131 240 5326



Joe Helps
 Surveyor
 joe.helps@g-s.co.uk
 0131 240 5291



Chris King
 Surveyor
 chris.king@g-s.co.uk
 0131 225 1559

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2020