







FOR SALE

51 Calton Road
Edinburgh EH8 8FJ

-  Easy access to Waverley Station
-  1,083 sq ft
-  Offers over £230,000
-  Contemporary self contained ground floor office

Location

Edinburgh is Scotland's capital city, with a population of approx. 480,000 people and an estimated catchment of 1.5 million. The premises are located on Calton Road a short walk from Edinburgh's Waverley Station, Scottish Parliament and Edinburgh Councils Headquarters.

Calton Road is currently benefitting from a number of residential / commercial developments including an 83 bedroom student accommodation development and 200,000 sq ft of offices pre let to the UK Government adjacent to the subject bringing an additional estimated 2,900 workers to the area.

Description

The unit comprises a modern open plan ground floor office with an extensive glazed frontage. The subjects are available for immediate occupation and benefit from the following specification:-

- raised access floors
- gas fired central heating
- suspended ceiling with recessed lighting
- Cat 5E cabling
- Recently fitted kitchen and WC

Accommodation

The unit is arranged over ground floor and extends to the following approximate net internal floor areas:

Ground Floor	1,083 sq ft	(100.7 sq m)
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Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefits from Class 4 business consent. Interested parties are advised to speak directly to the Local Planning Authority.

Price

Offers over **£230,000** exclusive are invited for the heritable interest

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£14,700**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£7,056**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

EPC Rating = C

Date of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

FOR SALE



eric young & co

51 Calton Road, Edinburgh EH8 8FJ

NetworkRail
Edinburgh Waverley Station

EDINBURGH ST JAMES

eyco
eric young & co

FOR SALE

Student Accommodation (83 beds, under construction)

PALACE OF HOLYROODHOUSE

New Waverley pre let office development to HMRC

THE ROYAL MILE LAWNMARKET

EDINBURGH
THE CITY OF EDINBURGH COUNCIL

The Scottish Parliament
Pàrlamaid na h-Alba

dynamic earth

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Get in touch



Anna Hansen
ahansen@eyco.co.uk
0131 558 5110



Neil McConnachie
nmconnachie@eyco.co.uk
0131 558 5104

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