

FOR SALE

27A/29A Stafford Street
Edinburgh EH3 7BJ

- Lower ground self contained West End office
- Suitable for residential conversion
- VAT free
- 1,233 sq ft (114.6 sq m)



Location

The subjects are located on the east side of Stafford Street between Melville Street and Alva Street in the heart of Edinburgh's traditional West End business district. The building is well located being within close proximity to the excellent retail and leisure facilities that compliment Princes Street, Lothian Road and Shandwick Place.

27A/29A Stafford Street has excellent transport links being within easy walking distance from numerous bus stops, the West End Princes Street tram halt and Haymarket railway station. Nearby occupiers include Johnston Carmichael, St James Place Wealth Management and Thomson Cooper Accountants.

Description

The subjects comprise an impressive, self contained, lower ground floor office below two traditional townhouses and provides an excellent mix of large open plan space together with some cellular rooms. The premises were extensively refurbished in 2016 and the available accommodation is entirely self contained and benefits from the following specification:-

- Cat 5E cabling
- Perimeter trunking
- LED lighting
- Electric heating
- Good storage
- Kitchen facilities
- Dedicated WC facilities
- Pavement vaults for storage

Accommodation

The subjects provide the following approximate net internal area:

Offices	1,151 sq ft	106.9 sq m
Tea Prep	28 sq ft	2.6 sq m
Storage	54 sq ft	5.1 sq m
Total	1,233 sq ft	(114.6 sq m)

Price

The subjects are available for sale and offers over £400,000 are invited for the Heritable interest with vacant possession.

VAT

The property is not elected for VAT therefore no VAT will be payable on the purchase price.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£16,100**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£7,889**.

The subjects may be eligible for 25% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

EPC Rating = G

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 purchaser will be responsible for Land and Buildings Transaction Tax (LBTT) and registration dues.

Viewing

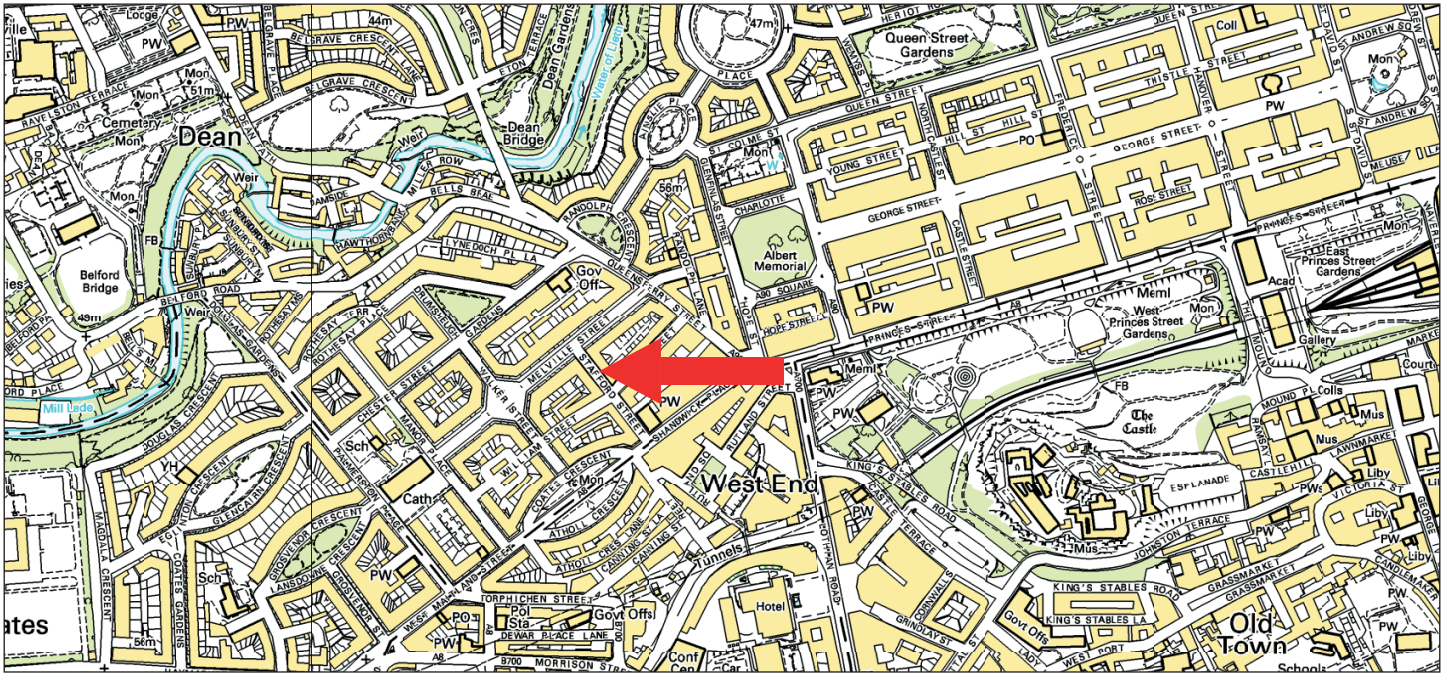
All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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eric young & co

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