

FOR SALE

7 Alva Street
Edinburgh EH2 4PH

- Entire townhouse for sale
- Vacant possession available from 1st Dec 2020
- NIA of 2,351 sq ft, GIA of 3,310 sq ft
- Offers over £900,000



Location

7 Alva Street is situated on the south side of Alva Street in the heart of Edinburgh's West End. The property benefits from excellent public transport links with numerous bus routes serving nearby Queensferry Street, Shandwick Place and Lothian Road. The West End tram stop is 3 minutes walk away and Haymarket train station is only a 10 minute walk. The location benefits from a wide range of shops, restaurants and other amenities and is home to a range of office occupiers.

Description

The property comprises an entire Georgian Grade A Listed townhouse of stone and slate construction, arranged over 3 floors: lower ground, ground floor and first floor. The property is in good condition with many period features. In addition there is a small garden and 2 car spaces to the rear of the building. Although currently used as an office, the property could also be converted for residential use, subject to planning.

- Good condition
- Gas fired central heating
- T-prep and WCs on lower ground and first floors
- 2 secure car parking spaces to the rear

Accommodation

The property occupies the lower ground, ground and first floors, and extends to the following approximate NIA:

Lower Ground Floor	819 sq ft	(76.1 sq m)
Ground Floor	749 sq ft	(69.6 sq m)
First Floor	783 sq ft	(72.7 sq m)
Total	2,351 sq ft	(218.4 sq m)

Price

We are seeking offers in excess of **£900,000**.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£39,000**. (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 2020/21 of **£19,110**.

Energy Performance Certificate

EPC Rating = E

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 incoming 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 EYCO on 0131 226 2641.

FOR SALE



CHARTERED SURVEYORS

7 Alva Street, Edinburgh EH2 4PH



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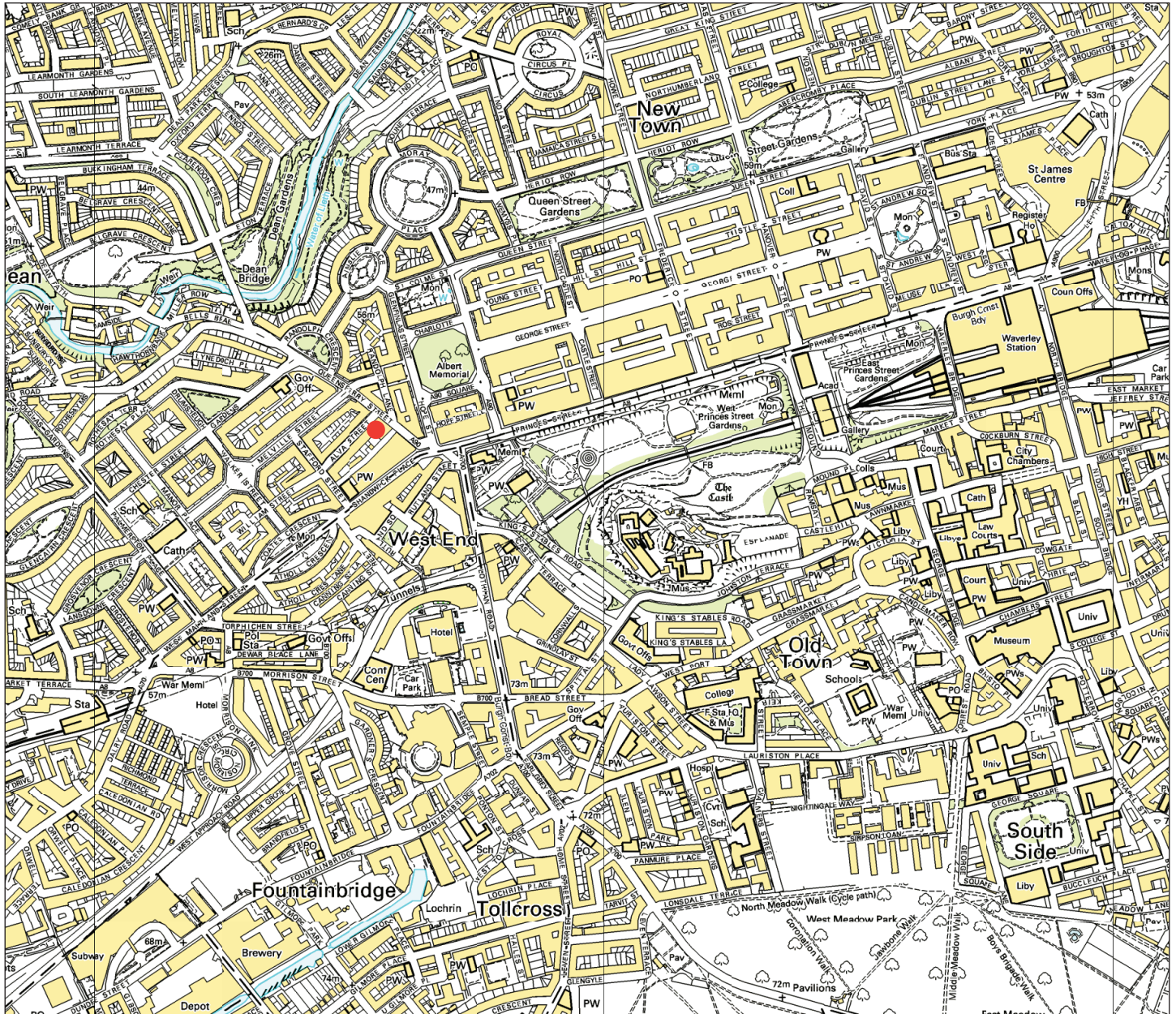


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Get in touch



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Agency Rent Reviews Asset Management Rating Investment Development