

TO LET / FOR SALE

271 Canongate, Edinburgh EH8 8BQ

-  C-Listed office building
-  Vacant possession available January 2021
-  6,446 sq ft gross; 4,690 sq ft net
-  Potential for various uses



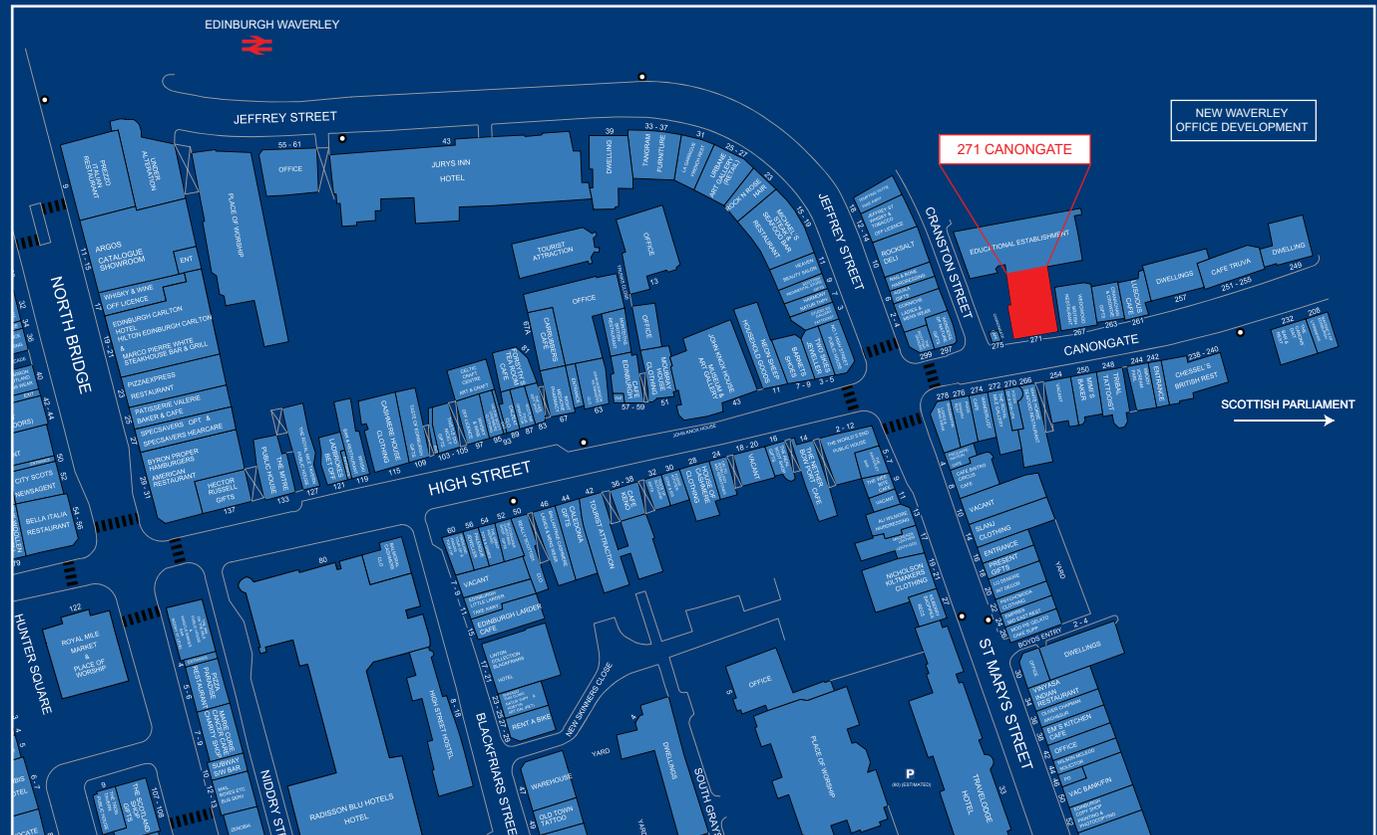
CHARTERED SURVEYORS

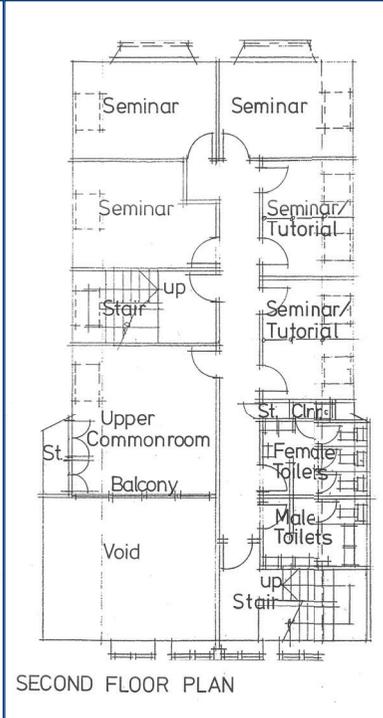
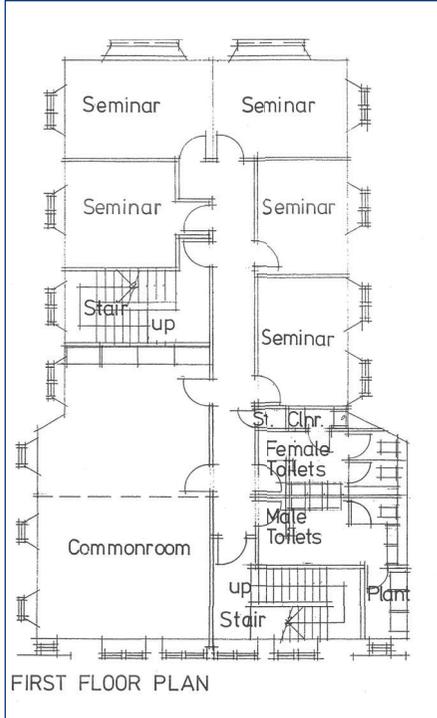
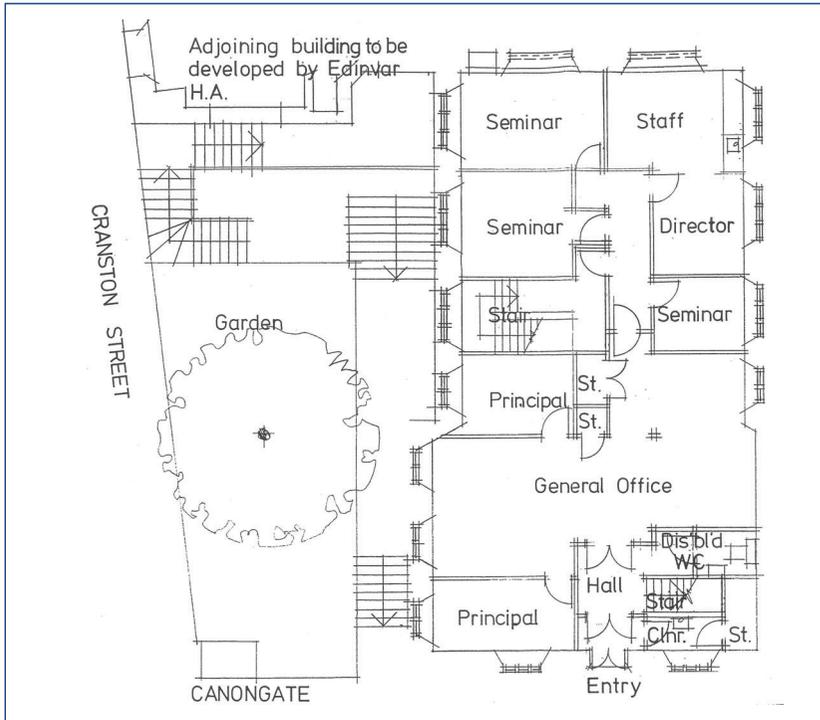


Location

The subjects are located on the north side of the Canongate, forming part of The Royal Mile, at its junction with Cranston Street. This area is popular with tourists and benefits from a wide array of restaurants, coffee shops and amenities. It is easily accessible by public transport with multiple bus services available nearby at South Bridge, and Waverley Railway Station only five minutes walk away.

The property is located within close proximity to the New Waverley Development, which comprises three new hotels, retail and restaurant offerings, as well as a major office development of 180,000 sq ft, which will accommodate up to 3,000 HMRC and other Government employees. Holyrood Palace and the Scottish Parliament are within a few minutes walk.





Description

The building comprises a C-listed, former church dating back to 1869. A refurbishment in 1990 transformed the old church into a Language School when two new upper floors were introduced. The property also benefits from a private garden to the west side.

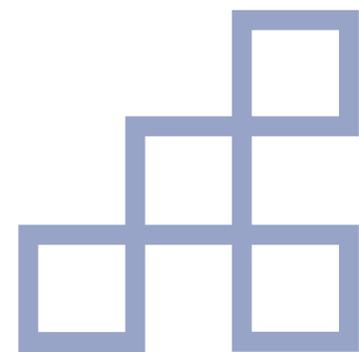
- Open plan space
- Excellent natural daylight
- Second floor internal balcony area
- Gas fired central heating
- WCs on ground, first and second floors
- Storage
- Dedicated garden area

Accommodation

The property comprises the lower ground, ground, first and second floors, extending to the following approximate NIA:

Ground floor	1,640 sq ft	(152.4 sq m)
Entrance hall	72 sq ft	(6.7 sq m)
First floor	1,613 sq ft	(149.8 sq m)
Second floor	1,276 sq ft	(118.5 sq m)
Lower ground floor	89 sq ft	(8.3 sq m)
Total	4,690 sq ft	(435.7 sq m)

We calculate the approximate total gross floor area to be 6,446 sq ft (598.7 sq m).



Rental and Sale Price

We are inviting offers of **£75,000** per annum for a lease and offers over **£900,000** 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 **£31,400**. (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 2020/2021 of **£15,386**.

Energy Performance Certificate

EPC Rating = C

Date of Entry

By arrangement. Available with vacant possession from January 2021.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant / purchaser 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 :

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