



FOR SALE

# 17 GEORGE IV BRIDGE

First and Second Floors

A fantastic opportunity nestled  
in Edinburgh's Old Town



Watch our virtual tour

-  B-Listed office building
-  For sale with vacant possession
-  NIA 3,638 sq ft and GIA 4,898 sq ft
-  Currently used as an office but may be suitable for other uses subject to planning

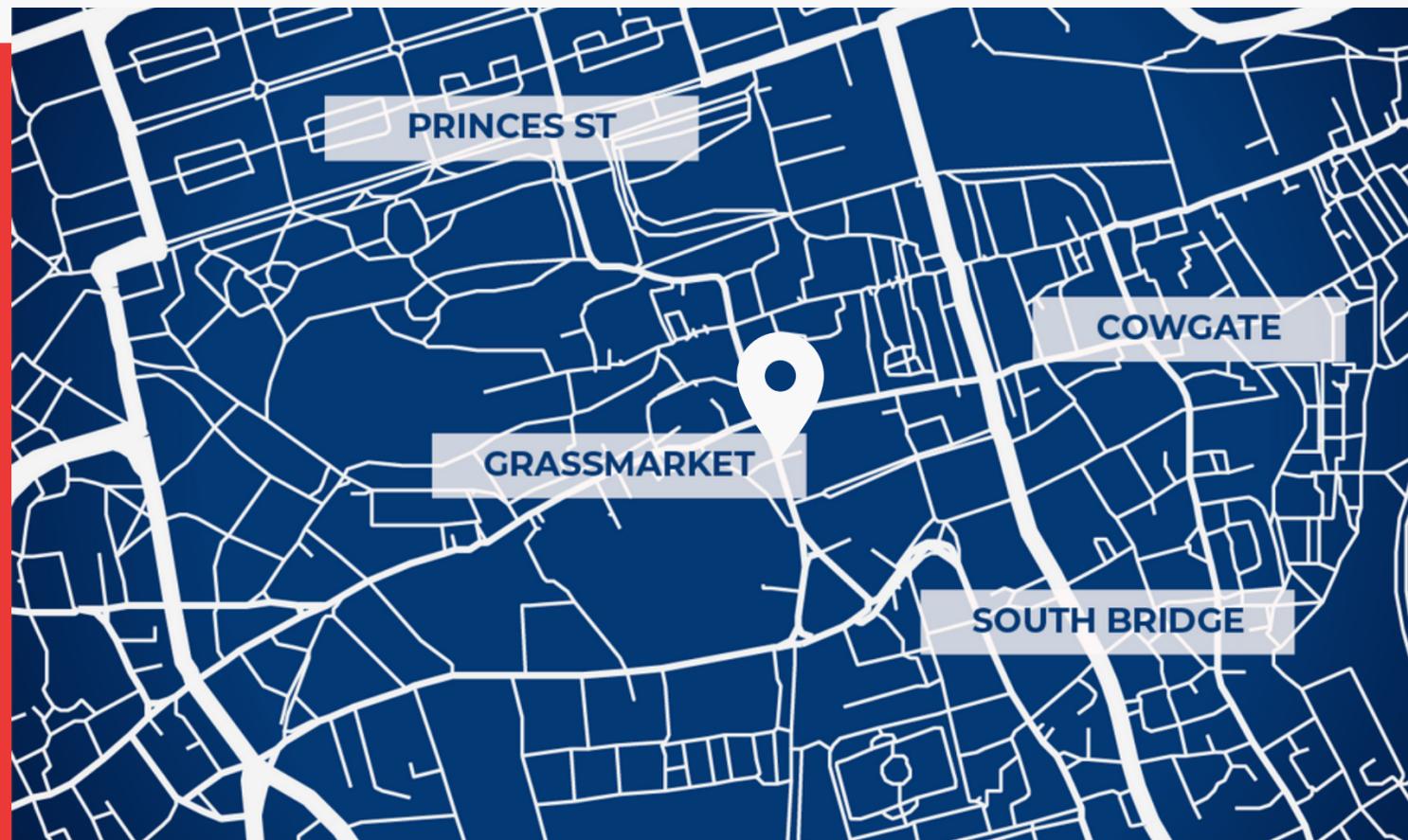


# LOCATION

The subjects occupy a prominent position on the west side of George IV Bridge which forms one of the main thoroughfares through Edinburgh's Old Town. This area is easily accessible by public transport with multiple bus services available on this route and Waverley Railway Station being an eight minute walk away.

The property is situated within close proximity to Quartermile, the Grassmarket and the Royal Mile and the surrounding area comprises a mix of commercial and residential uses.

Nearby occupiers include the various legal Courts, the National Museum of Scotland and Edinburgh University as well as a variety of shops, cafes, bars and restaurants.



8 Minutes Walk to Waverley Station



Situated nearby Quartermile, Grassmarket and the Royal Mile



Cafes, bars and restaurants situated within close proximity

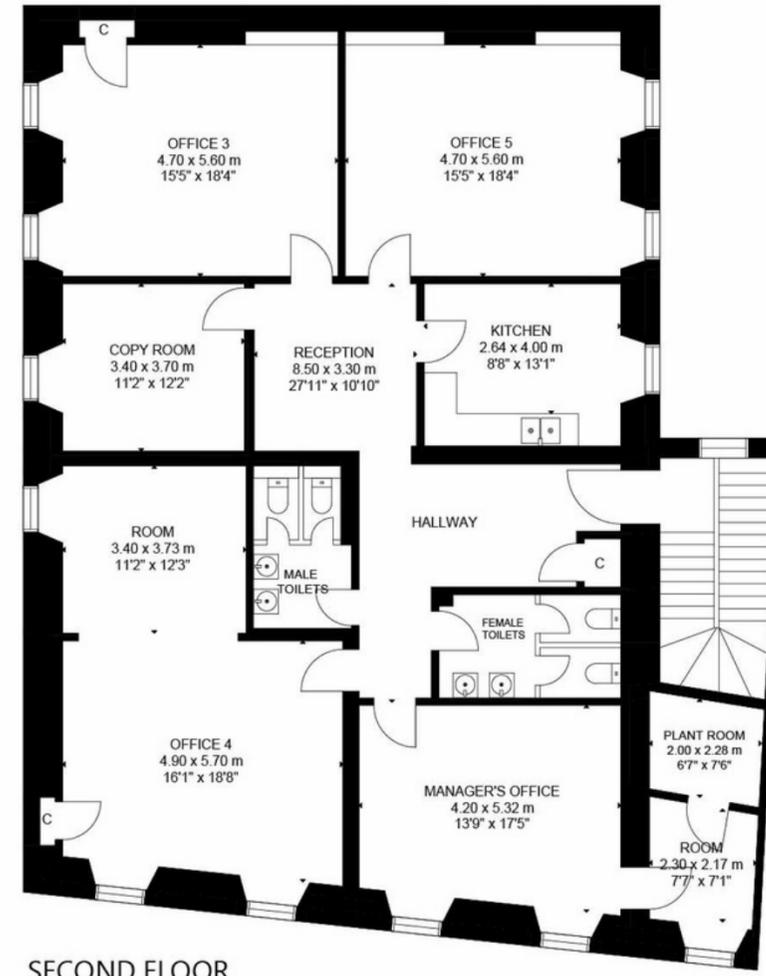
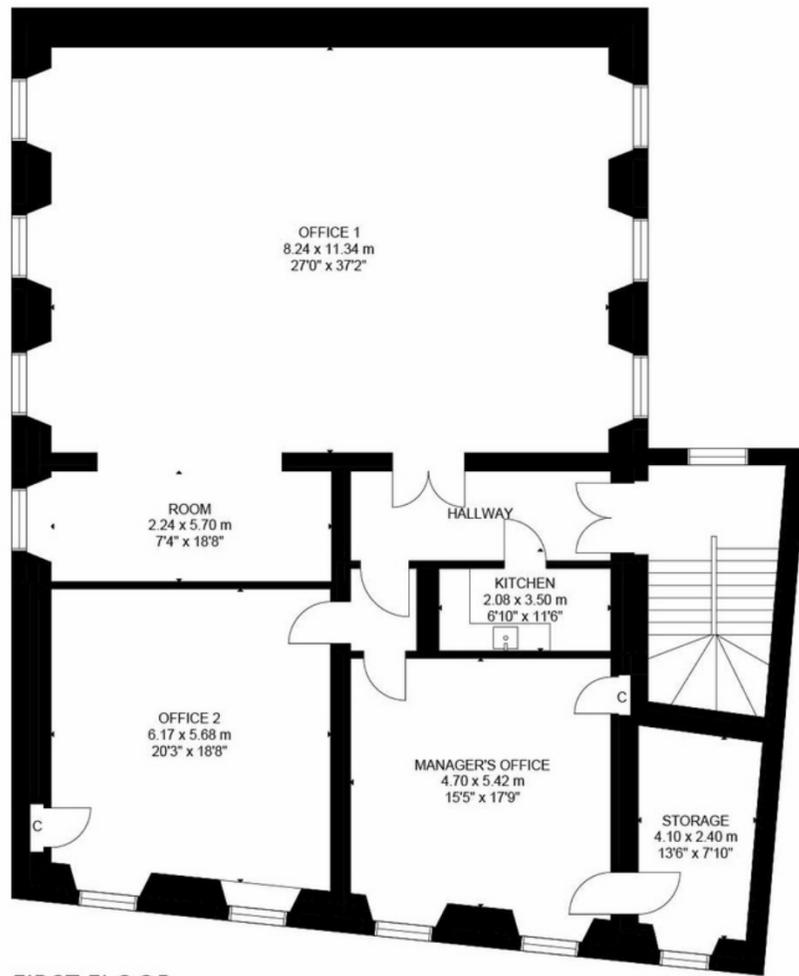
# DESCRIPTION

The property is B-Listed, comprising the 1st & 2nd floors of an end terraced building, of stone construction. The ground and lower floors are under separate ownership and are occupied as restaurant premises.

The 1st floor comprises a grand open plan area with high ceilings and arch windows, along with 2 other cellular office rooms and a kitchen facility. The 2nd floor comprises five main rooms plus a kitchen and male and female toilet facilities.



# SPECIFICATION



- Self-contained office accommodation
- Mix of perimeter and underfloor trunking
- Large windows providing good natural light, complemented by LED uplighters
- Gas fired hot water radiators
- Level 1 floor to ceiling height of 15.75 ft (4.8 m)
- Male and female WCs on the 2nd floor
- Kitchen facility on both floors

## ACCOMMODATION

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The accommodation extends to the following approximate net internal areas:

<b>1ST FLOOR</b>	1,961 SQ FT	182.1 SQ M
<b>2ND FLOOR</b>	1,677 SQ FT	155.8 SQ M
<b>TOTAL</b>	<b>3,638 SQ FT</b>	<b>337.9 SQ M</b>

**ESTIMATED GROSS INTERNAL AREA: 4,898 SQ FT**

## PLANNING

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The property is currently used as offices however the subjects could be suitable for alternative uses including residential and any change of use will require both planning permission and listed building consent. Interested parties are invited to make their own enquires to the City of Edinburgh Council planning department at [planning@edinburgh.gov.uk](mailto:planning@edinburgh.gov.uk).

## SALE PRICE

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We are inviting offers for the heritable interest.

## RATING

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The Scottish Assessors' website indicates that the rateable value of the subjects with effect from 1 April 2017 is £50,300.

Based on a rate poundage of 49.8p, this rateable value will result in an estimated rates liability in financial year 2022 / 2023 of £25,049.

## LEGAL COSTS

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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), registration dues and any VAT payable thereon.

## ENERGY PERFORMANCE CERTIFICATE

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The EPC rating for this property is E.

# VIEWINGS & FURTHER INFORMATION

All viewings are strictly by arrangement with EYCO.

To arrange a viewing, or for more information, please contact the sole agents.

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