DM HALL

For Sale

Development Opportunity / Former Hotel & Restaurant



23 Edinburgh Road, South Queensferry, EH30 9HR

417.78 SQ M
(4,497 SQ FT)

Property Details

- Unique and rarely available development opportunity of former Category C listed hotel & restaurant
- Situated in the bustling, affluent and tourist hot spot of South Queensferry
- Unparalleled views over the Firth of Forth, Forth Road Bridge, Forth Rail Bridge and Queensferry Crossing
- Extant planning consent in place for conversion to 5 X spectacular residential dwellings, quoting ref. 20/03641/LBC on City if Edinburgh Council's Planning Portal
- Extended and currently live building warrant in place, expiring February 2028
- Situated on the corner of South Queensferry's historic High Street, surrounded by an exiting array of local and national occupiers
- Offers are invited for the outright purchase of our client's heritable interest (Scottish Equivalent of English Freehold)

LOCATION:
South Queensferry is situated on the southern shore of the Firth of Forth, approximately six miles to the north east of central Edinburgh. The town, which is positioned between the well-known Scottish landmarks of the Forth Road and Forth Rail Bridges, is accessible from the A90 trunk road which connects with the M90 motorway to the North and is readily accessible to the M9 and M8 motorways to the East and South respectively.





The historic High Street itself contains a mix of both commercial premises, mostly all at ground floor level, with various residential dwellings spread along. Nearby hotels and restaurants are award winning, and a number of cruise ships will dock at nearby Rosyth during the summer months, further boosting the tourist numbers in the area.

The property itself is situated on the North side of Edinburgh Road at the junction with the Loan. The location offers a highly visible frontage as well as excellent passing vehicular trade and pedestrian footfall.

DESCRIPTION:

The subjects comprise a Category C listed 4 storey and attic level stone-built premises of Baronial castle style, that formerly operated as a hotel and restaurant. The main, original built is noted to have a mansard style slated roof, whereas the later restaurant extension to the north and eastern elevations has a flat roof, with what we assume to be overlayed by a bituminous felt or similar type covering.

Internally, the lower ground floor offers former kitchen space, with the ground floor offering former restaurant, bar and dining areas, that offer unrivalled views over the Firth of Forth, Forth Road Bridge, Forth Rail Bridge and Queensferry Crossing. A traditional staircase leads up to the 1st floor level where further open plan former rooms / a private dining area previously occupied, with the 2nd and attic floors offering further former guest rooms.









The subjects offer a patch of land to the northern exterior of the premises that when developed, will offer part new build development, private cycling bays and outside amenity space.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis and is as follows:

23 Edinburgh Road, South Queensferry, EH30 9HR	SQ M	SQ FT
Lower Ground	107.67	1,158
Ground	138.45	1,490
1st	62.22	669
2nd	59.30	636
3rd / Attic	50.14	539
TOTAL	**417.78**	**4,497**

SALE TERMS:

Offers are invited for the outright purchase of our client's heritable interest (Scottish Equivalent of English Freehold).

PLANNING:

The subjects benefit from extant planning consent (granted in January 2021) for 5 X private residential dwellings with associated works. All information relating to the granted consent can be found on The City of Edinburgh Council's planning portal, under ref. no 20/03641/LBC.

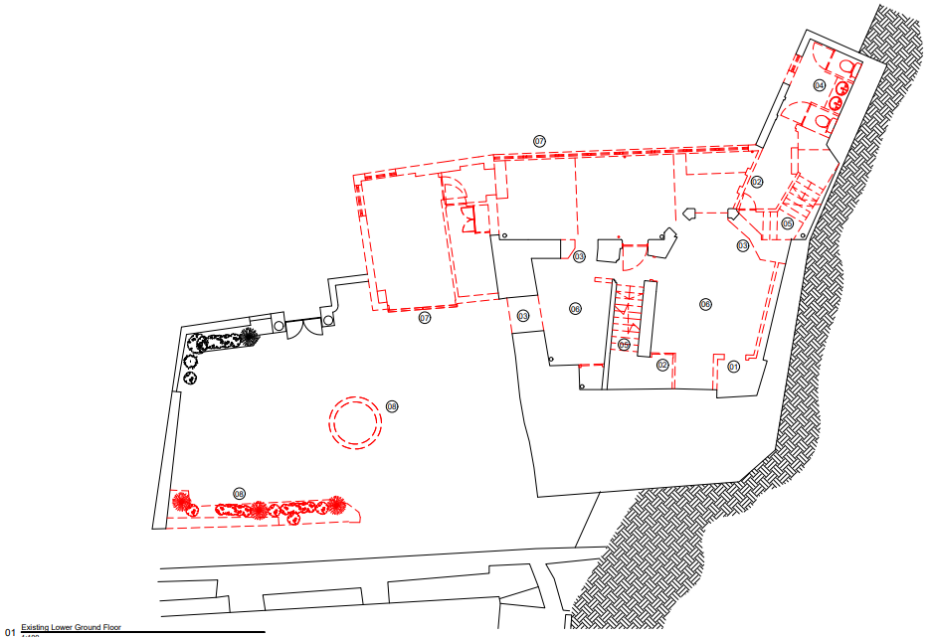
The development opportunity also benefits from an extension on the current building warrant which remains live. The original warrant was granted in March 2022 and expires in February 2028. Further information is available on request.



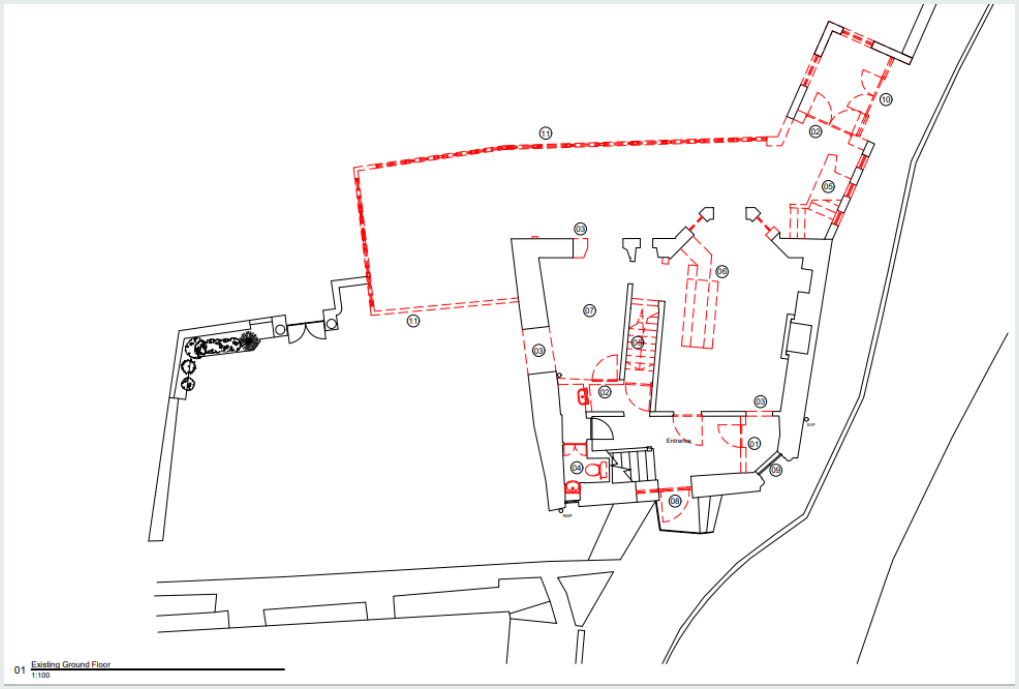




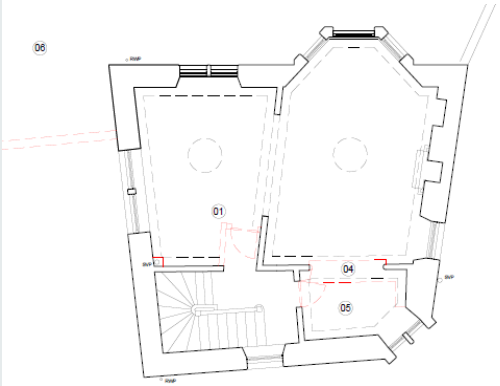




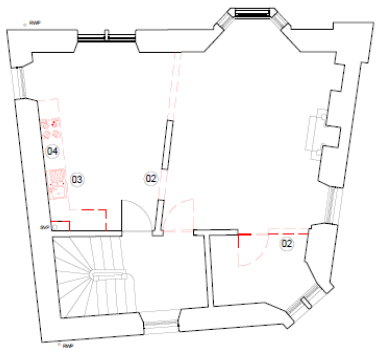
01 Existing Lower Ground Floor



01 Existing Ground Floor
1:100



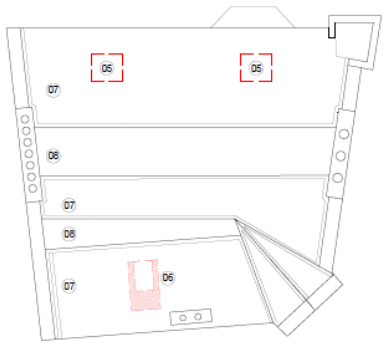
01 Existing First Floor
1:100



02 Existing Second Floor
1:100



02 Existing Third Floor
1:100



02 Existing Roof Plan
1:100

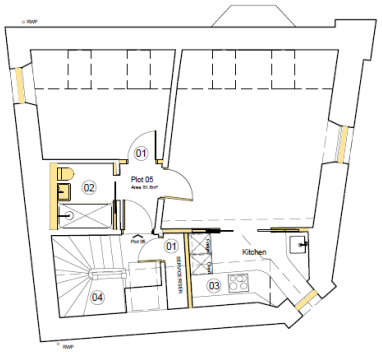


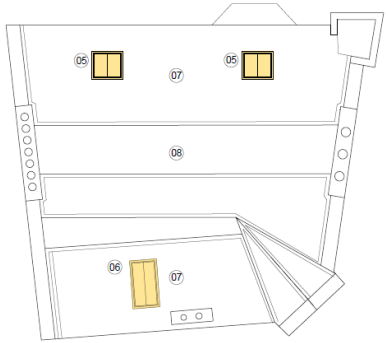




01 First Floor Layout
1:100

02 Second Floor Layout
1:100





01 Third Floor (Attic) Layout
1:100

02 Roof Plan
1:100

Property Details

ENERGY PERFORMANCE:
A copy of the Energy Performance Certificates (EPC) for the subjects is available upon request. The rating of the building is a G.

NON-DOMESTIC RATES:
The subjects are currently listed as “Premises Under Reconstruction”, therefore business rates are currently not payable.

SERVICES:
The subjects benefit from mains gas, electricity, water and sewage.

PROPOSALS:
All proposals to purchase should be sent directly to the sole marketing agents, DM Hall Surveyors.

LEGAL COSTS:
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:
All prices quoted are exclusive of VAT which we understand is chargeable.

VIEWING ARRANGEMENTS:
Strictly by contacting the sole marketing agents:-

DM HALL

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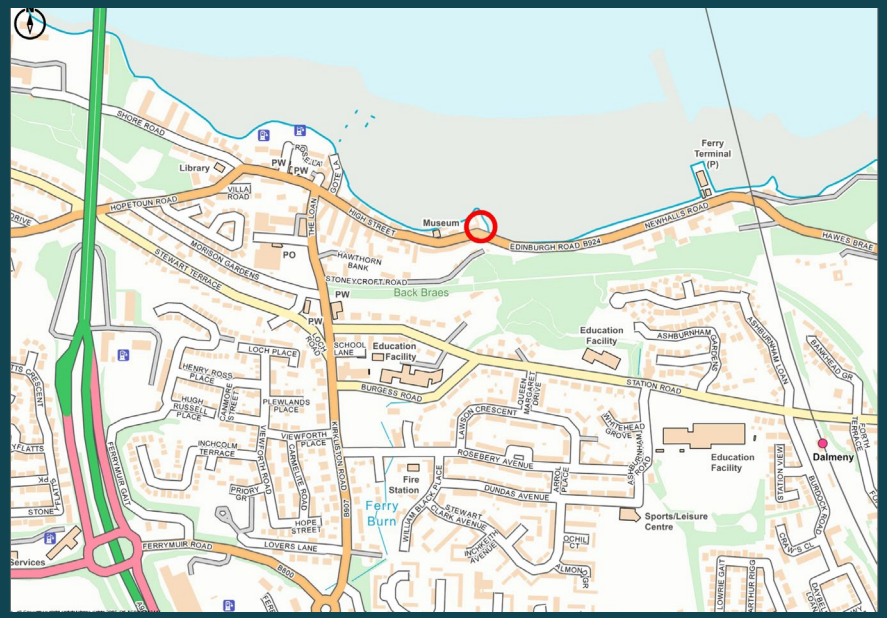

Make an enquiry

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PROPERTY REF: ESA 4021

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