

DM HALL

For Sale

Class 1A Premises

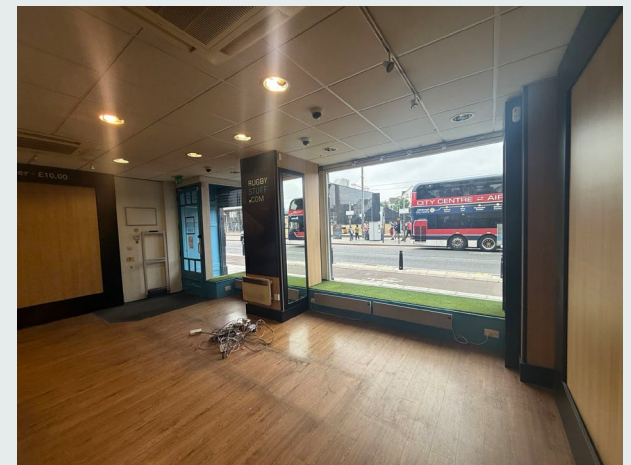


**6-8 Haymarket
Terrace,
Edinburgh,
EH12 5JZ**

**141.19 SQ M
1,519 SQ FT**

Property Details

- Highly unique and rarely available class 1A premises situated over ground and basement levels
- Located on Haymarket Terrace, one of Edinburgh's most sought-after secondary retailing locations
- Situated directly opposite Haymarket Train Station and Tram Stop, and within eyesight/immediate walking distance of the Haymarket One development complex
- Ideal for owner occupier or investment purposes and offers excellent rental/letting potential
- Nearby occupiers include Black Sheep Coffee, Tesco Extra, Nomad Coffee, No 8 Platform public house, Starbucks and various high-level office tenants
- Benefits from substantial passing pedestrian footfall and high levels of vehicular trade
- Immediately available for outright heritable purchase
- Offers in excess of £375,000 (exc. of VAT)



LOCATION:

The subjects form part of a traditional secondary retailing parade, and are located on the north side of Haymarket Terrace, immediately to the west of the junction with Roseberry Crescent. Haymarket Terrace is a main arterial route to Edinburgh’s City Centre, and connects on to the east with Clifton Terrace, West Maitland Street, Atholl Terrace, Shandwick Place and ultimately joins with Princes Street.

The subjects are located on a prime secondary pitch, directly opposite Haymarket Station and Haymarket Tram Stop, within the immediate vicinity of the Haymarket One development complex.

The location of the premises is seen on the below appended plan:

DESCRIPTION:

The subjects comprise a double-fronted ground and basement class 1A premises of traditional stone construction, contained as part of a larger 5 — storey building, surmounted by what we believe to be a part flat and part mansard style roof. The premises offers full-height display windows that afford ample natural light, with access being taken via a recessed pedestrian entrance door located to the right-hand side of the shop front.

Internally, the subjects offer excellent, bright and flexible open plan retailing space with a rear staff room/office section, which is located up a small set of internal stairs. Access to the basement is taken at the rear of shop via a set of timber stairs, with the basement itself offering excellent storage facilities and a single W/C compartment.

ACCOMMODATION & FLOOR AREAS :

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

6-8 Haymarket Terrace, Edinburgh, EH12 5JZ	Accommodation	SQ M	SQ FT
Ground	Sales, retailing, staff	79.03	850
Basement	Storage and W/C	62.16	669
TOTAL		141.19	1,519

SALE TERMS:

Offers in excess of £375,000 are invited for the outright purchase of our client’s heritable interest (Scottish equivalent of English Freehold).



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is a B.

NON DOMESTIC RATES:

The subjects have a current rateable value of £19,900.

SERVICES:

The subjects benefit from mains electricity, water and sewage.

PROPOSALS:

All proposals to purchase should be sent directly to the sole selling 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 may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole marketing agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



Make an enquiry

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DM HALL



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