

DM HALL

For Sale

Class 1A

208 Dalkeith Road
Edinburgh
EH16 5DT



75.82 SQ M
816 SQ FT

Property Details

- Well maintained Class 1A premises
- High levels of passing vehicular traffic
- In close proximity to a high density of student and residential population
- Offers over £130,000 (Exclusive of VAT)

LOCATION

The subjects are situated on the west side of Dalkeith Road, one of Edinburgh's principal arterial routes linking the south side of the city with the city centre, approximately 2 miles to the south-east of central Edinburgh. The property occupies a prominent roadside position within the established Prestonfield/Newington area, benefitting from strong passing vehicular traffic and good levels of local footfall generated by the surrounding dense residential population and nearby student accommodation.

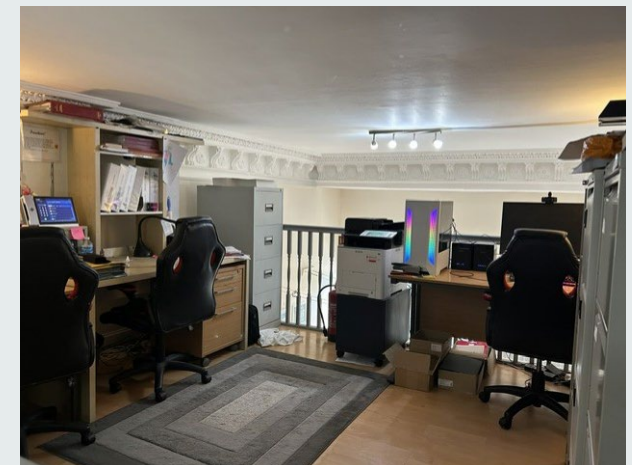
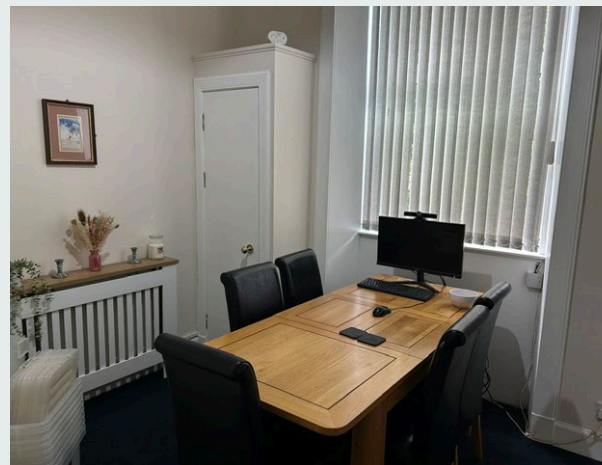
More specifically, the subjects form part of a neighbourhood retail parade with commercial premises at ground floor level and residential accommodation above. Nearby occupiers include Premier Convenience Store, Vulcan Heating, SBC Financial and the Grey Horse.

DESCRIPTION

The subjects comprise a mid-terrace, ground floor, mezzanine and basement Class 1A premises within a four-storey traditional stone-built tenement.

The property benefits from a frontage of uPVC double-glazed windows and a pedestrian access door, together with prominent signage.

Internally, the property presents well and is configured to provide an open-plan area with space for approximately 2—3 desks. A corridor leads to a well-served tea-preparation/kitchen area and a staircase to a mezzanine level, providing space for a further 2—3 desks. To the rear, there is a large WC and a private meeting room.



Property Details

The property also benefits from a large basement, accessed via a hatch and ladder.

ACCOMODATION

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

FLOOR	SQ M	SQ FT
Ground	38.26	412
Mezzanine	13.04	140
Basement	24.52	264
Total	75.82	816

SERVICES

We understand the subjects benefit from gas, electric, water and mains drainage.

SALE TERMS

Our client is seeking offer over £130,000 (exclusive of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

ENERGY PERFORMANCE

The property holds an EPC rating of B.

NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,000 per annum.



OFFERS

All offers should be submitted to the sole selling agent.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT

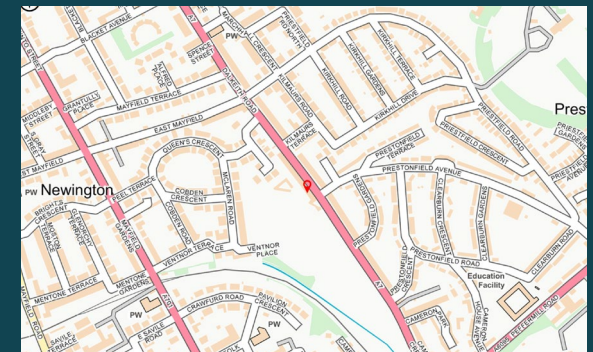
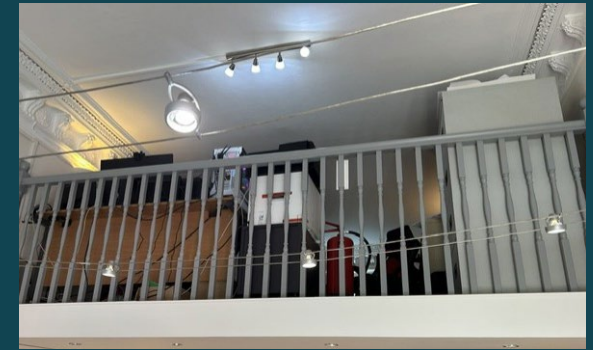
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling 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

Harry Pattullo MSc MRICS

Oliver Lawson MSC MRICS

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

centralagency@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors