

DM HALL

For Sale

For Sale - Lower
Ground Floor Class 1A
Premises

31A Dundas Street,
Edinburgh, EH3
6QQ



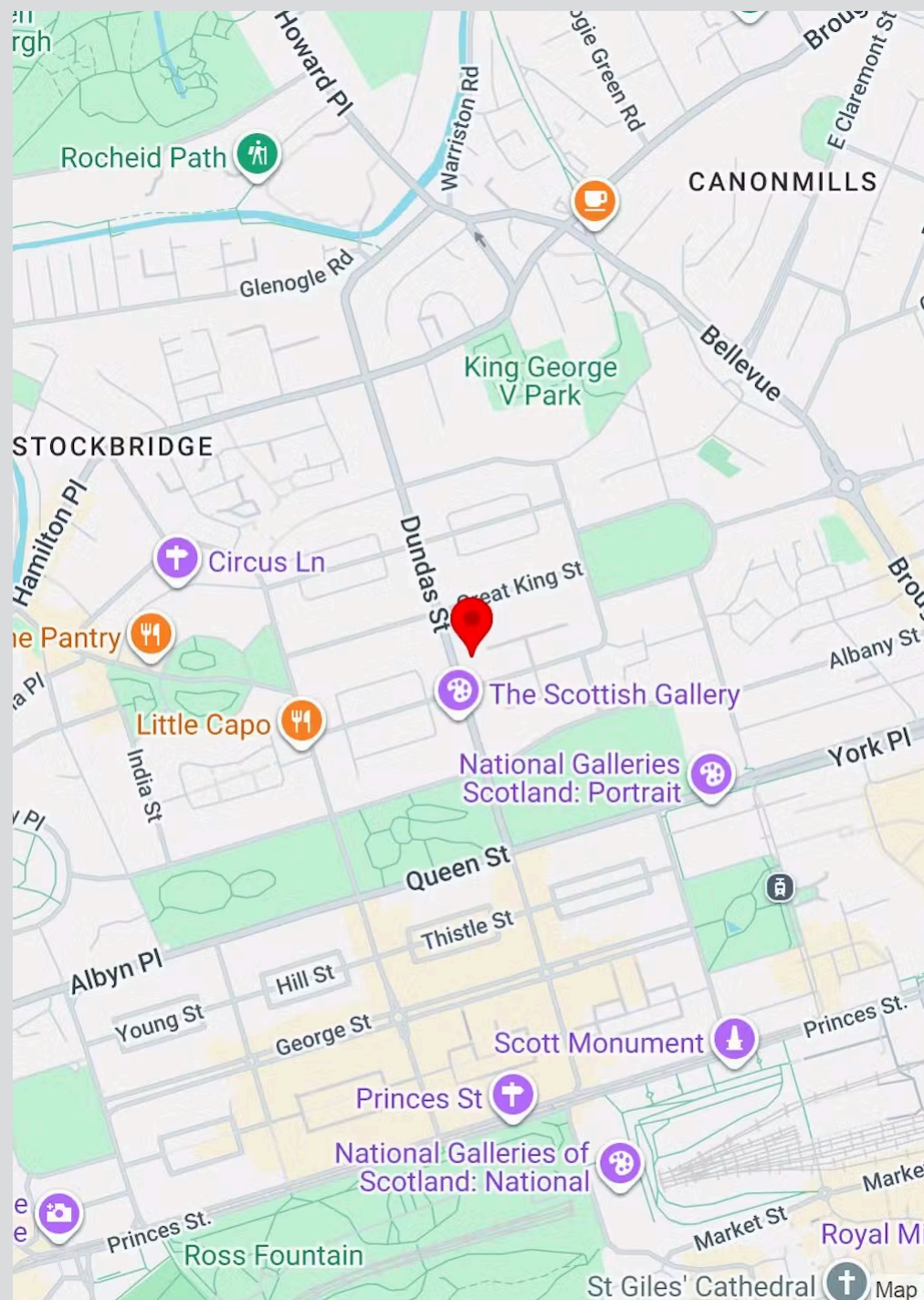
1,098 sq ft
(102.01 sq m)

- Rarely available lower ground floor class 1A premises
- Offered to market on a For Sale / outright heritable purchase basis
- Strategically positioned in the desirable and affluent New Town area of Edinburgh
- Ideal for owner occupation or investment purposes
- Currently suitable for all class 1A uses / may also suit change of use, subject to all relevant planning consents being obtained
- Benefits from high levels of pedestrian footfall and passing vehicular trade
- Offers over £295,000 (exc. of VAT)

DESCRIPTION

The subjects comprise a lower ground floor class 1A premises of stone construction, contained as part of a larger 4 storey traditional stone-built enement premises, surmounted by what we assume to be a pitched and slated roof.

Internally, the subjects offer a mix of space with a larger open plan area upon entry, with a small cellular room to the left-hand side as well as a further mall room to the right-hand side, which drops back behind the entry door. Further open plan space is offered to the rear of the premises down some internal steps, with a further larger room, 2 X W/C compartments and a small kitchenette also found. A rear fire exit door offers access to the communal garden area to the back of the building.



LOCATION

Dundas Street to the North of Edinburgh's city centre, is located in Edinburgh's well established New Town district and is considered to be one of the city's most popular and affluent secondary retailing locations.

More specifically, the premises itself at 31A Dundas Street is located on the west-side of the street, approximately 45m metres from the crossroad that links the northern end of Dundas Street with Great King Street. The premises is further located approximately 500m to the north of Edinburgh's central hub of George Street and Princes Street, thus making it an easy and attractive walking distance from Edinburgh's main city centre attractions.

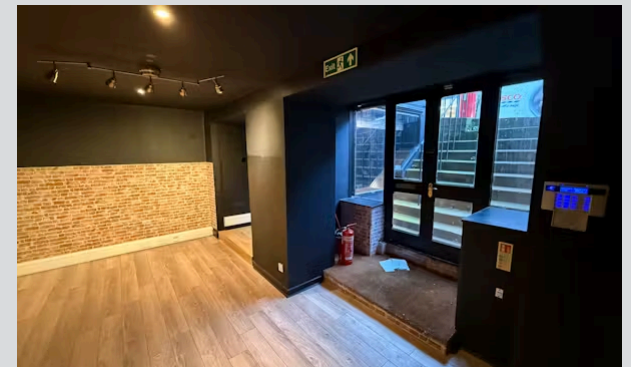
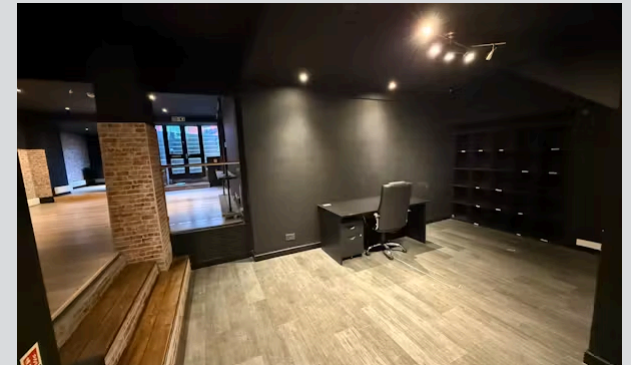
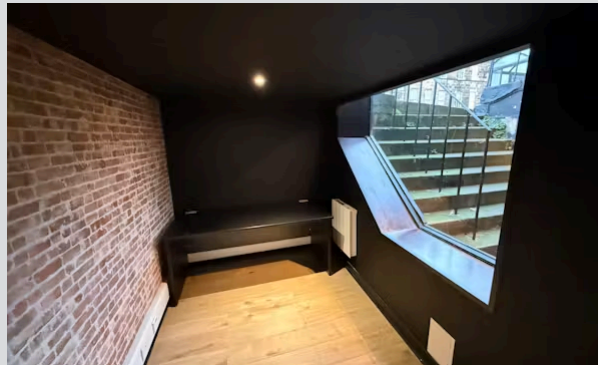
Dundas Street in it's nature is a mixed commercial and residential area and boasts a considerable range of shops, cafes, restaurants and galleries.

EPC

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

LEGAL COSTS

Each party to bear their own costs



VAT

To be confirmed

PRICE

Offers in excess of £295,000

NON-DOMESTIC RATES

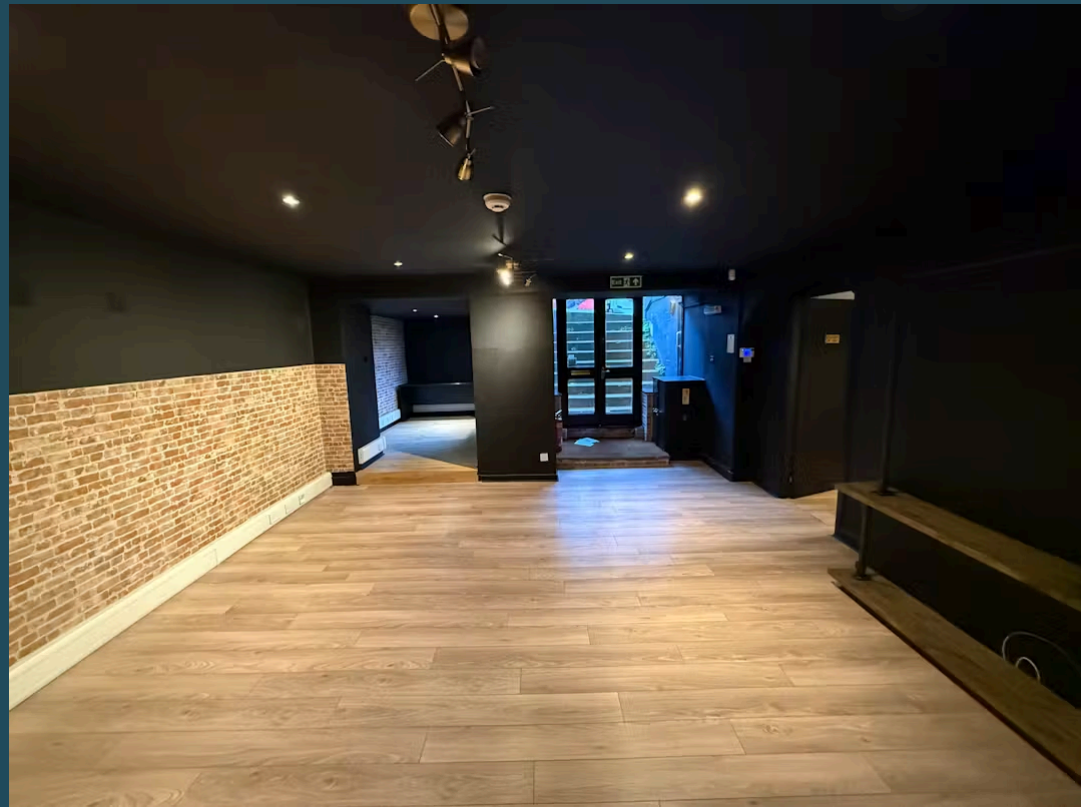
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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PROPERTY REF: ESA3786

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