



WATERSIDE HOUSE

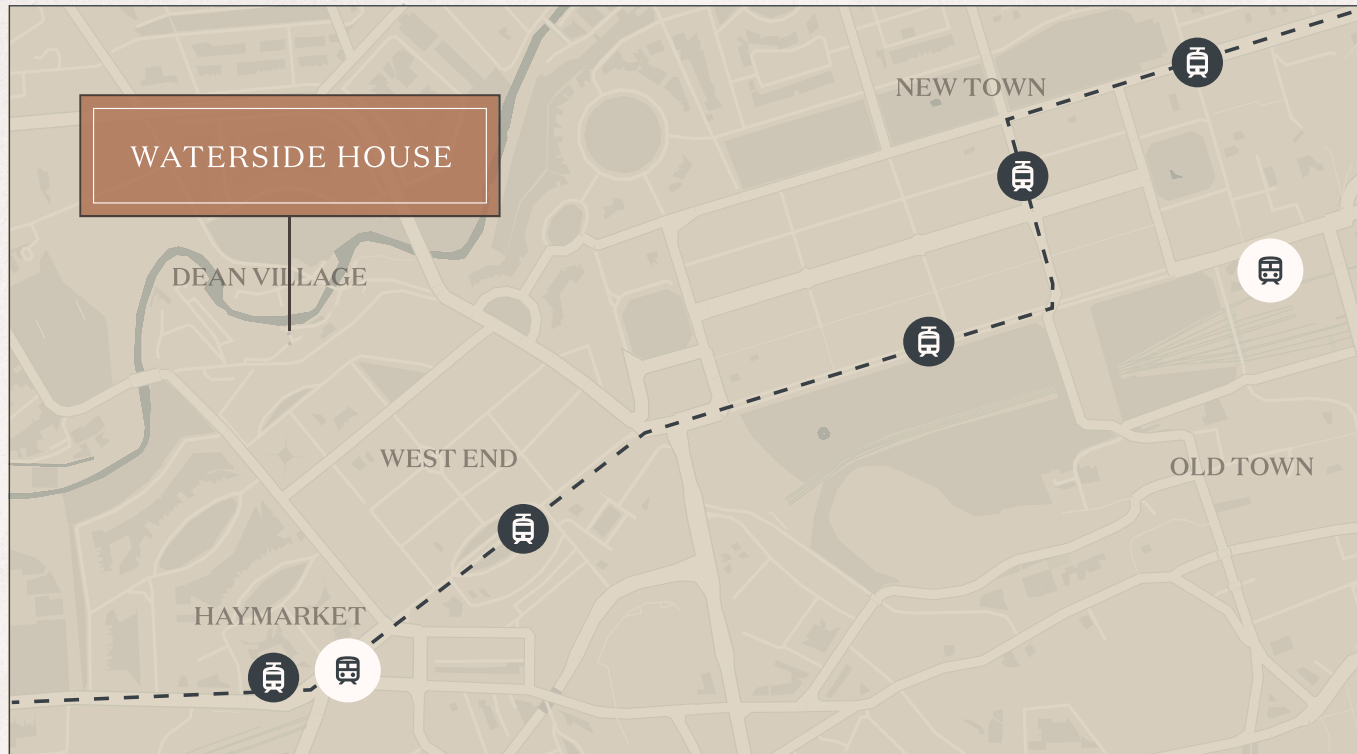
FOR SALE

19 Hawthornbank Lane, Edinburgh, EH4 3BH

- Modern office/GP practice within picturesque central location
- Set over ground and first floor of larger 3 storey brick-built property
- Benefits from 7 clear car parking spaces
- Can be accessed from both levels
- Well-presented internally
- Suitable for change of use (subject to planning)
- Net Internal Area: 143.05 Sqm (1,540 Sqft)
- Offers over £675,000 are sought for client's heritable interest

GRAHAM + SIBBALD

HISTORIC LOCATION



The subjects are located within Scotland's capital city of Edinburgh, which at present has a resident population of circa 515,000 persons and is considered one of the United Kingdom's strongest regional economies, comprising the country's commercial, cultural and political hub. The population is projected to increase to circa 585,000 by 2030.

The property lies within a relatively central location within close proximity of Edinburgh City Centre. The location would be considered of a high value nature, particularly in terms of its residential appeal, lying within the Dean Village area of the City, a short distance to the north of Edinburgh's Commercial West End and City Centre amenities.

In a recent survey Hawthorn Bank Lane was voted the most attractive street in the UK with its picturesque outlook over the water of Leith.

The destination is popular with tourists during the summer with the property itself offering great visibility to a prospective business.

Please see the location on the appended map.



DESCRIPTION

The subjects comprise a ground and first floor premises as part of a larger 3 storey and attic brick-built property surmounted by a pitched and slate roof.

Access can be taken through the double timber doors to the front of the subjects or through the fire exit to the rear.

The subjects also benefit from a car parking facility capable of accommodating 7 vehicles in clear configuration.

Internally the open plan floorplates have been sub-divided by way of internal partitions to create several cellular rooms, currently utilised as consulting rooms for medical purposes.

The property could readily be adapted for use by a variety of commercial occupiers and equally, in our opinion, could be converted for residential use subject, of course, to requisite Planning Consents being obtained. Both floors can be accessed separately and therefore it would offer a good opportunity to split in to two self-contained units if a prospective purchaser so wished.



ACCOMMODATION

According to our calculations from measurements taken on site and in line with the RICS code of Measurement Practice 6th edition on a Net Internal Area basis, we estimate the subjects to be in the order of:

AREAS / FLOORS	SQM	SQFT
Ground Floor	80.25	864
First Floor	62.8	676
Total	143.05	1,540



RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note the current rateable value is **£16,900** and therefore prospective occupiers could benefit from 25% rates relief in line with the small business bonus scheme.

PRICE

We are seeking offers over **£675,000** for our client's heritable interest (freehold) within the property.

CURRENT LEASE

The current lease is now running on tacit relocation at a passing rent of £42,000 per annum until February 2026 and the current tenant Your GP have indicated their desire to find new premises. Therefore, offering any prospective purchasers plenty of options with vacant possession being available within a short period of time.

EPC

The Energy Performance Certificate can be available upon request.

LEGAL COSTS + VAT

Each party is to pay their own legal costs incurred with this transaction and the prospective purchaser will be responsible for the land and buildings transaction tax, registration dues and any VAT incurred in connection with this transaction.

All prices quoted exclusive of VAT.

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ROSS CHINNERY

ross.chinnery@g-s.co.uk

07584 061 146

ROSS WILSON

ross.wilson@g-s.co.uk

07803 896 939