

FOR SALE

Unit 5a Duke Street
21,929 sq.ft

(2,037 sq.m)

INVESTMENT / DEVELOPMENT OPPORTUNITY

Established ground floor retail unit with associated basement and upper floors

M

UNIT 5a DUKE STREET

Newkirkgate Shopping Centre
Edinburgh, Midlothian
EH6 6AE

Local Occupiers Include



COSTA COFFEE



NEWKIRKGATE

UNIT 5a DUKE STREET

DESCRIPTION

Originally constructed as warehouse and office accommodation on the ground and first floors with flatted accommodation above, the building presently comprises a ground floor retail unit with an expansive plate-glass shopfront on a prominent corner location with an extensive basement and three upper stories. The upper stories have been most recently used as storage space but offer potential for redevelopment.

Constructed of predominantly blonde ashlar sandstone, the building has a pitched slate roof with timber sash and case windows and ornamental cast iron guttering and downpipes. The rear loading access area is of predominantly brick construction with a brick stair tower and later additions to the north.

PRICE

Price on application.

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. We invite all offers, including those which are subject to planning. The properties are to be sold with vacant possession.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

EPC: A. Further information available upon request.

PLANNING & POTENTIAL USES

Originally constructed as a mixed-use building, the current use is Class 1a. The property would be suitable for continued occupation under this Use Class or for a range of alternative uses to include residential uses that would be in keeping with the mixed use nature of the area. Any change of use would be subject to obtaining the necessary consents.

The property is Category C listed and sits within the Leith Conservation Area.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



Walk Tram Stop

Located Adjacent to



21,928 sq.ft

Total Arranged Over 5 Floors



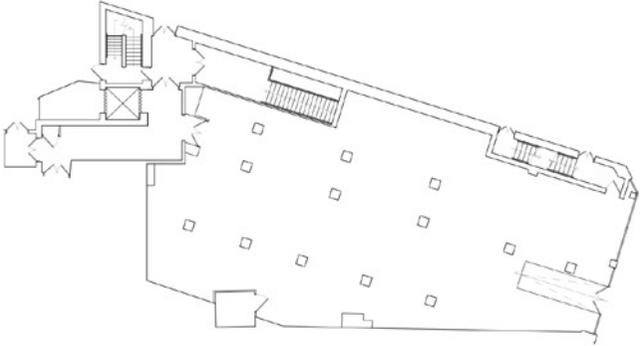
What Three Words
never.spite.prompting

NEWKIRK GATE

ACCOMMODATION

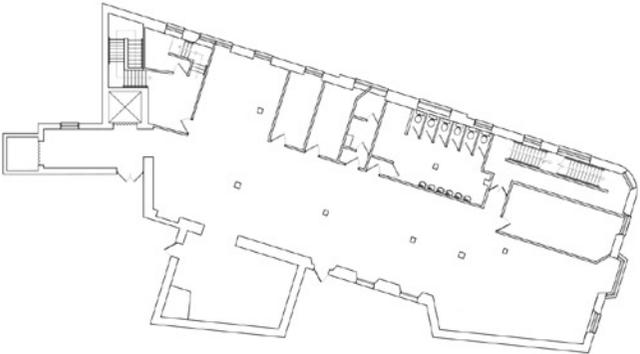


Basement

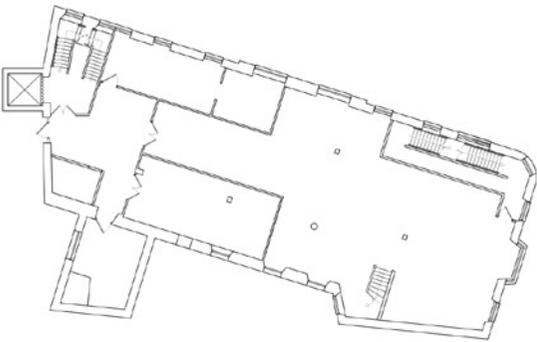


Ground Floor

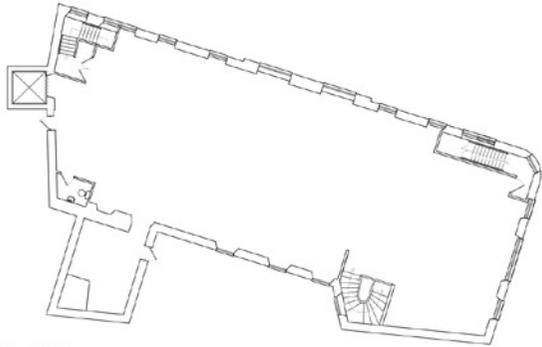
FLOOR	SQ.FT	SQ.M
Third Floor	4,122	382.91
Second Floor	4,040	375.35
First Floor	4,617	428.91
Ground Floor	5,012	465.67
Basement	4,138	384.47
TOTAL	21,929	2,037



First Floor



Second Floor



Third Floor



Ground Floor



Second Floor



Third Floor

