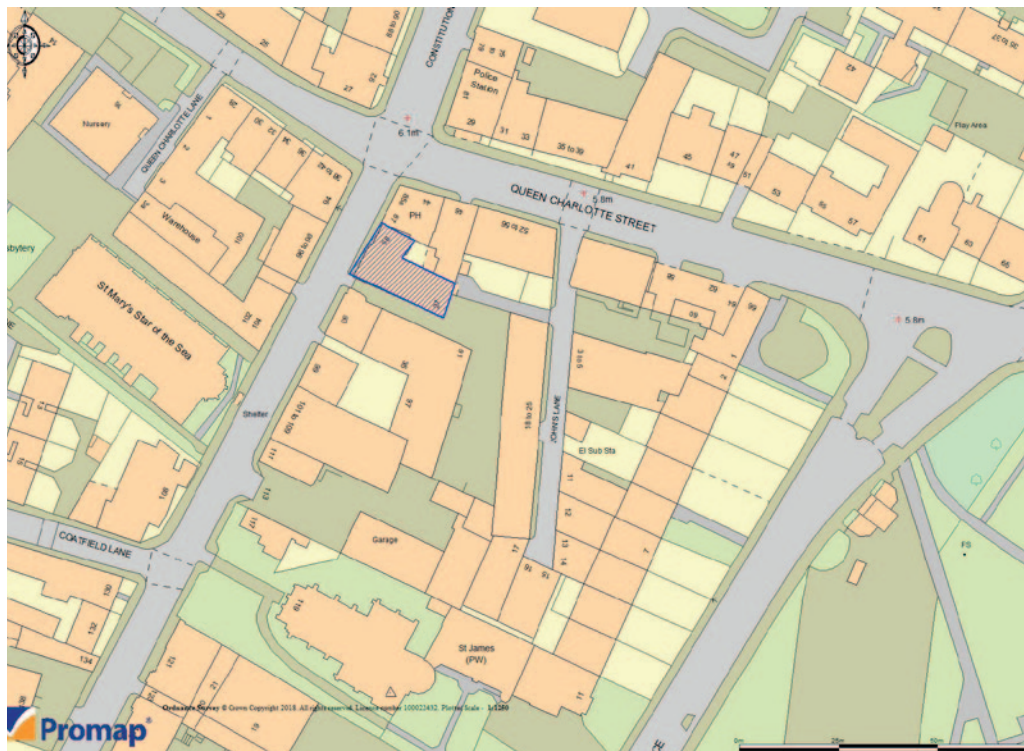




**89 Constitution Street,
Edinburgh, EH6 7AS**

- Category B Listed
- Potential Development Opportunity (Subject to Planning)
- Prominent Roadside Location
- Excellent Transport Links
- Offers over £750,000
- Extends To 672.88 sq m / 7,240 sq ft



LOCATION

The subjects are located in the Leith area of Edinburgh. More specifically, the subjects are located on the east side of Constitution Street near its junction with Queen Charlotte Street, approximately 1½ miles to the north of Edinburgh City Centre. Constitution Street forms one of the main arterial routes connecting Leith with Leith Walk, which provides a direct link to Edinburgh City Centre.

The subjects lie in a mixed commercial and residential locality with good transport links to and from Edinburgh City Centre.

Surrounding properties include The Chop House, Compass Bar, The Hideaway and Leith Police Station.

DESCRIPTION

The subjects comprise office accommodation contained within a traditional, stone built property arranged over basement, ground and upper levels held under a pitched, timber and slated roof incorporating flat sections presumably clad in bituminous felt.

The property is accessed via an entrance door front Constitution Street, leading to the reception area with various internal corridors and staircase leading off.

Internally, the subjects provide cellular office space at ground, first and second floor levels, together with ancillary toilet and tea preparation areas. Basement storage is also provided within the accommodation accessed via stone



stairs, whilst at third floor level there is also additional storage space which is not currently utilised.

ACCOMMODATION

We have calculated the gross internal area of the subjects to extend to approximately 672.88 sq m / 7,240 sq ft.

PRICE

Offers over £750,000 are invited.

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £47,500. The unified business rate is presently set at £0.466, excluding water and sewage, which are levied separately.

LEGALS

Each party to bear their own legal expenses incurred in connection with this transaction.

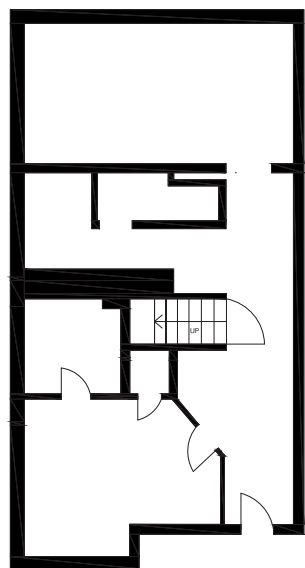
EPC

A copy of the EPC Certificate is available upon request.

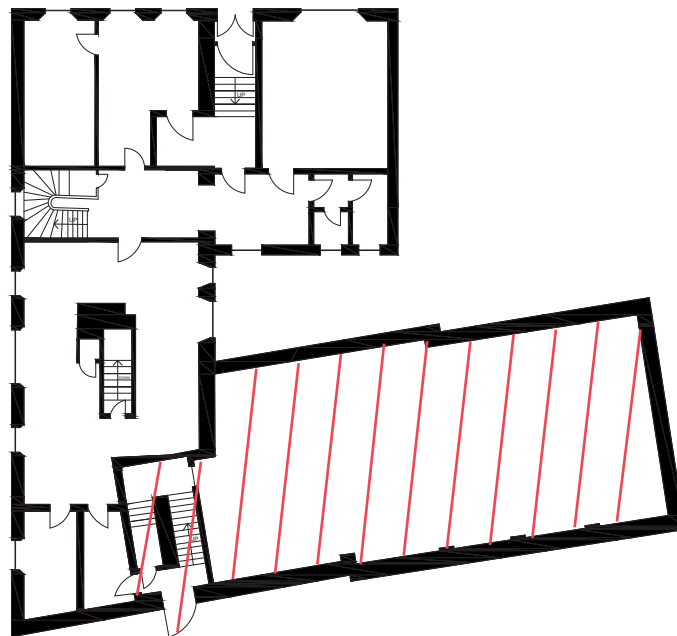
FLOOR PLANS

Floor plans are being created now so will send these across as soon as we have them

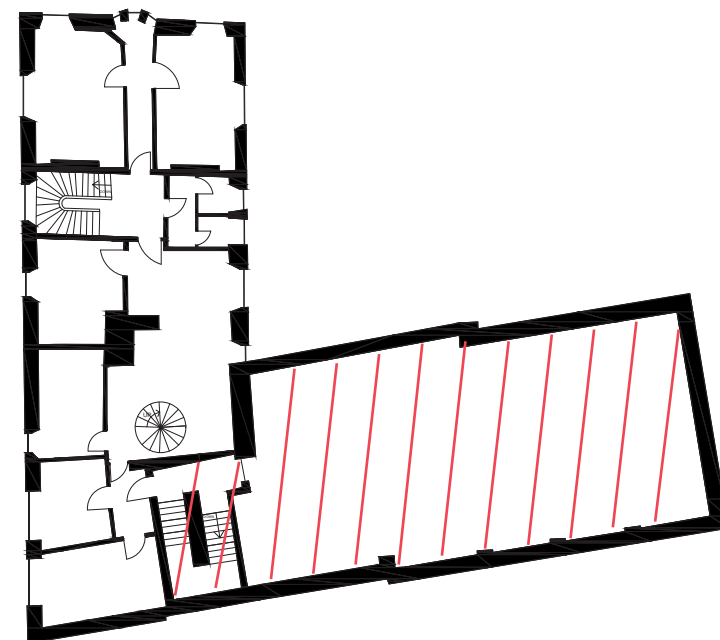
FLOOR PLANS
RED HATCHED AREAS ARE
NOT INCLUDED IN THE SALE



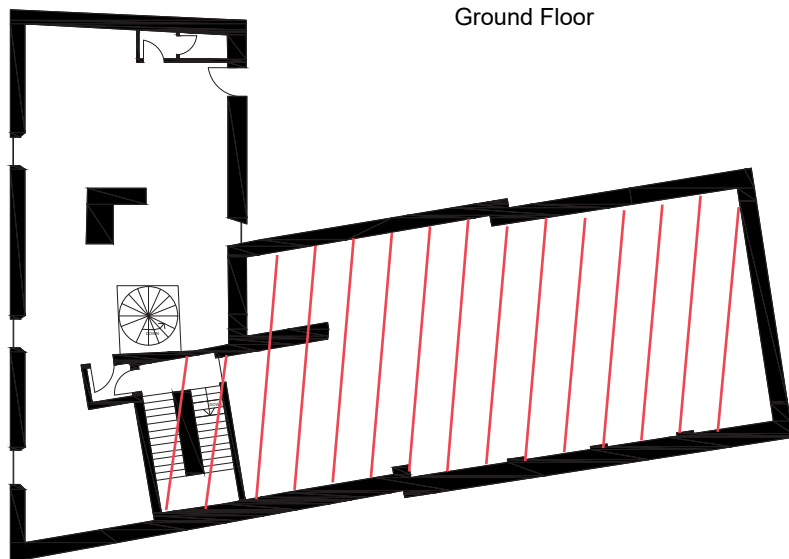
Basement



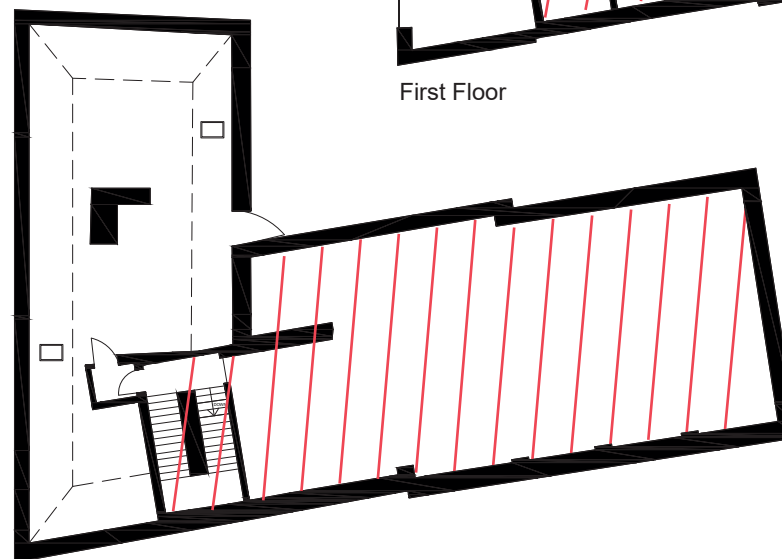
Ground Floor



First Floor



Second Floor



Third Floor



To arrange a viewing contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Keith Watters
Partner
keith.watters@g-s.co.uk
0131 240 5326

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2018.