

# FOR SALE

## DEVELOPMENT OPPORTUNITY

– FORMER STORE WITH  
CHANGE OF USE TO  
RESIDENTIAL STUDIO  
APARTMENT

– DEVELOPMENT  
OPPORTUNITY

# Ryden



**4A EAST NEWINGTON  
PLACE, EDINBURGH,  
EH9 1QP**

**390**

SQUARE FEET

**36.25**

SQUARE METRES

### GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

### EDINBURGH

7 Exchange Crescent  
EH3 8AN  
0131 225 6612



**ryden.co.uk**



## 4A EAST NEWINGTON PLACE EDINBURGH

### LOCATION

The subjects are situated within the Newington district, a desirable mixed residential and commercial area of the City lying to the south of the City Centre. Conveniently located for access to all the City Centre amenities, Newington offers a variety of retail shops, restaurants, café and bars. The premises are situated close to the Edinburgh University campuses of George Square and Kings Buildings and the National Library of Scotland. With it's various leisure pursuits to include the Royal Commonwealth Pool the area offers some scenic walking and cycling routes within Holyrood Park and the Meadows only 10 minutes' walk from the premises. The premises is also close to a variety of forms of public transport and a local bus service serving all areas of the city. More precisely the property is located on the East side of East Newington Place which is located off South Clerk Street/ Newington Road (A701) one of the main arterial routes south from the City Centre.

### DESCRIPTION

This former store is located on the ground floor of a three storey end of terrace block comprising of solid stone outer wall under a pitched and slated roof. The property is accessed of the gable elevation fronting onto Newington Place. The premises itself has a part timber and concrete floor with entrance door and high level windows to the western elevation. Power is provided and artificial strip lighting is fitted within the premises. The wall and ceiling have a plaster finish with timber dado detail to the rear of the property itself. There is a mezzanine storage area to the rear of the property.

### ACCOMMODATION

We have estimated the floor area to be 36.25 sq m (390 sq ft).

A copy of the layout plan is outlined overleaf showing open living area with shower/Kitchen and mezzanine bedroom.

### PLANNING

A change of use was approved 19/01725/FUL on the 7th June 2019 from storage to a residential studio apartment. Full details are available on the City Of Edinburgh Council planning portal or from the sole selling agent direct.

390

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### OFFERS

Offers are invited for the ownership/heritable interest in the subjects. In the event that a number of interests are received a closing date maybe set for offers in due course.

### BUSINESS RATES

We are advised bY the local Assessor that the property has a Rateable Vale of £2,050.

### VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.

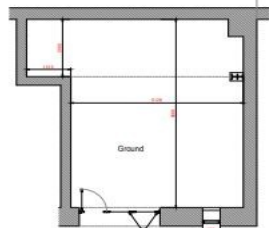
### LEGAL COSTS

Each party will be liable for their own legal costs in this transaction. In the normal manner the purchaser will ne liable for any LBTT , Registration dues and VAT.





Existing - East Newington Place Elevation - 1:50



Existing layout - 1:50



Existing - Newington Road Elevation - 1:50



Location Plan - 1:1250

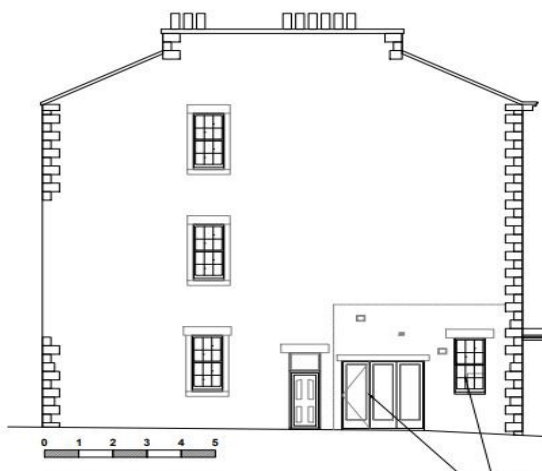
4a East Newington Place, Edinburgh, EH9 1QP



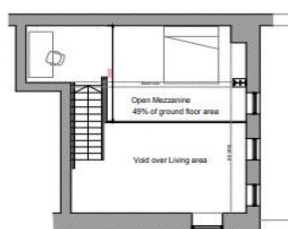
4a East Newington Place - Proposals



Proposed - Newington Road Elevation - 1:50



Proposed - East Newington Place Elevation - 1:50



Proposed Mezzanine layout - 1:50



Proposed Ground Floor layout - 1:50

4a East Newington Place - Proposals

## GET IN TOUCH

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