

FOR SALE

MODERN NEW BUILD RETAIL/COMMERCIAL PREMISES



74.79 SQ M (805 SQ FT), 77.04 SQ M (829 SQ FT), 109.52 SQ M (1,179 SQ FT) & 139.81 SQ M (1,505 SQ FT)

**20, 24 & 28 ANDERSON PLACE
EDINBURGH
EH6 5FR**

**21 WEST BOWLING GREEN STREET
EDINBURGH
EH6 5PG**

B&S
Burns & Shaw
Property Consultants
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FOR SALE

MODERN NEW BUILD RETAIL/COMMERCIAL PREMISES

LOCATION

Edinburgh with a resident population of approximately 490,000 is both the Capital City and Scotland's administrative and judicial centre.

The subjects are located in the Bonnington area of Edinburgh approximately 2 miles north of the City Centre. The Units are situated at the corner of West Bowling Green Street and Anderson Place close to the latter's junction with Bonnington Road one of the principal arterial routes from the City Centre to Leith.

SITUATION

The units form part of a development of 79 flats in an area of mixed residential and business/industrial properties. Further residential developments are planned within the surrounding area.

DESCRIPTION

The units comprise part of the ground floor of a five-storey residential development.

The units will be self-contained and will be provided in existing shell condition. It will be the purchasers responsibility to install glazed frontage and internal fit-out.

ACCOMMODATION

The units will provide the following approximate gross internal areas: -

| UNIT | SQ M | SQ FT |
|------------------------------|--------|-------|
| 20 Anderson Place | 74.79 | 805 |
| 24 Anderson Place | 77.04 | 829 |
| 28 Anderson Place | 139.81 | 1,505 |
| 21 West Bowling Green Street | 109.52 | 1,179 |

ENTRY

Entry will be upon conclusion/purification of formal legal missives.

PRICE

The units are available for sale. For further information on price, please contact the sole agents.

RATEABLE VALUE

The units will require to be assessed for rates on occupation.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact either: -

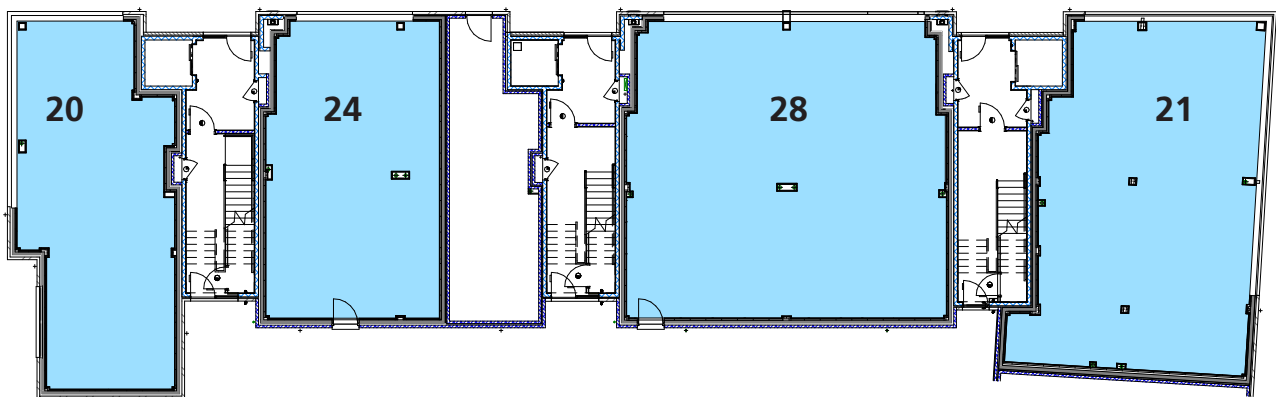
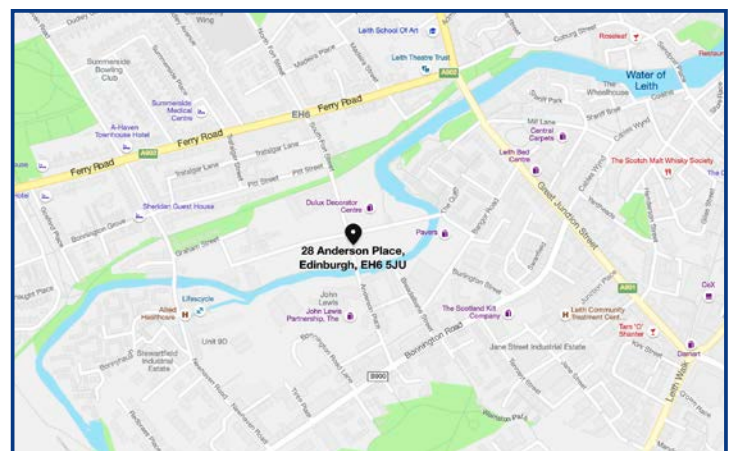


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