

# ON THE INSTRUCTIONS OF TSB BANK PLC

## 26 WEST MAITLAND STREET, HAYMARKET, EDINBURGH EH12 5DY





## LOCATION

Edinburgh is Scotland's capital city and the administrative, political and financial centre of the country with a resident population of approximately 500,000 people.

The subject property occupies a mid terrace position on the northern side of West Maitland Street (A8), close to the junctions with Haymarket Terrace, Morrison Street, Dalry Road and Torphichen Place at the western edge of the City Centre. The A8 is one of the main commuter routes into the city from the west and the subjects sit adjacent to Haymarket Station so benefit from high levels of passing vehicular and pedestrian traffic, particularly in peak commute times.

This section of the A8 is a main bus route, with a bus stop immediately outside the subject property. The road also serves as the tram route with regular services connecting east to the city centre and west to the Airport.

The locale is a well established commercial location. The majority of the ground floor occupiers along West Maitland Street and its continuation are retail or leisure in nature. Occupiers in close proximity include **Boots**, **Ladbrokes**, **McColls**, **William Hill**, **Costcutter** and **Greggs**.

## DESCRIPTION

The subject property comprises the ground floor and basement of a 4 storey over basement mid terrace tenement building, of traditional stone construction. The ground floor is extended in single storey to the rear. There is a fire escape egress from the rear elevation to a rear green.

The former bank premises is arranged over ground floor and basement. The ground floor provides public area, cash counter and main staff clerical area and 2 separate meeting rooms to the front. To the rear is a managers office and storage, kitchen and staff toilets. The basement provides extensive storage and strong rooms.

FOR SALE/MAY LET

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## ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), and extend to the following approximate floor area:-

Floor	Sq m	Sq ft
Ground	200.39	2,157
Basement	204.20	2,198
Total	404.59	4,355

## TENURE

Heritable interest.

## OFFERS OVER

Offers over **£400,000** are invited for our client's Heritable interest.

Alternatively, our clients may consider offers to lease the property on a new long term FRI lease. Rental information is available on request.

## RATES

We are verbally informed by the Local Rating Authority that the current Rateable Value of the unit is £42,600. The UBR for 2019/2020 is 49p.

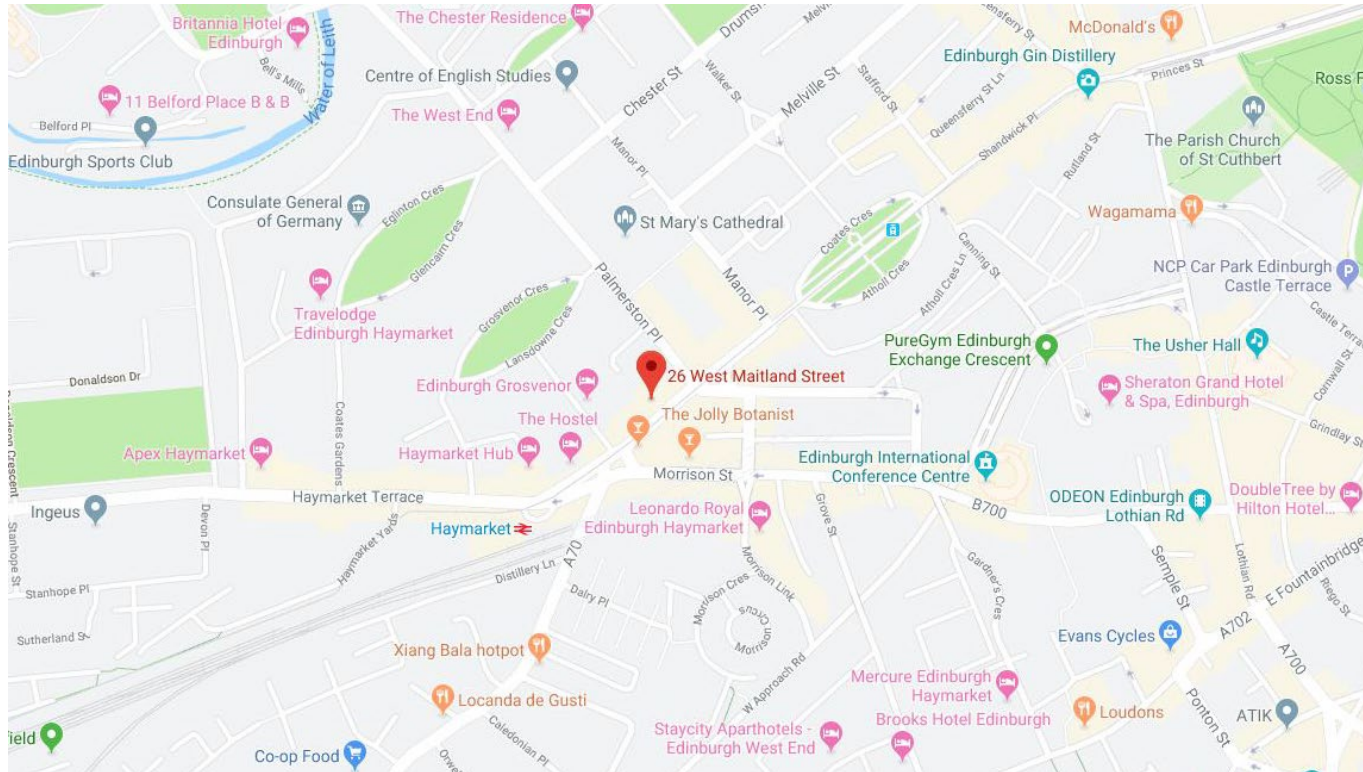
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction. The ingoing purchaser/tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, if applicable.



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## CONTACT US

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