

**BLOCK A COMPLETING SOON
OFFERS NOW INVITED**



WATERFRONT PLAZA

LEITH, EDINBURGH, EH6 6BH

FOR SALE

**14 GROUND FLOOR SELF-CONTAINED
RETAIL / OFFICE / STUDIO COMMERCIAL UNITS**

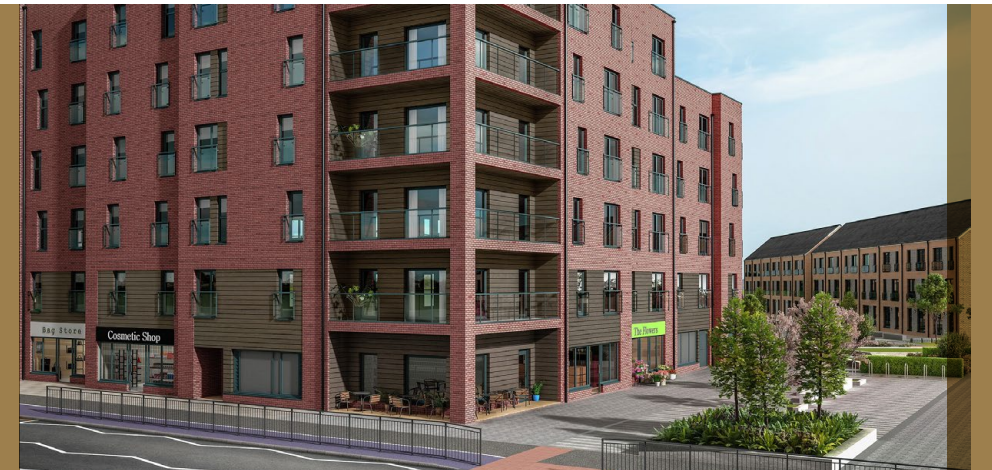
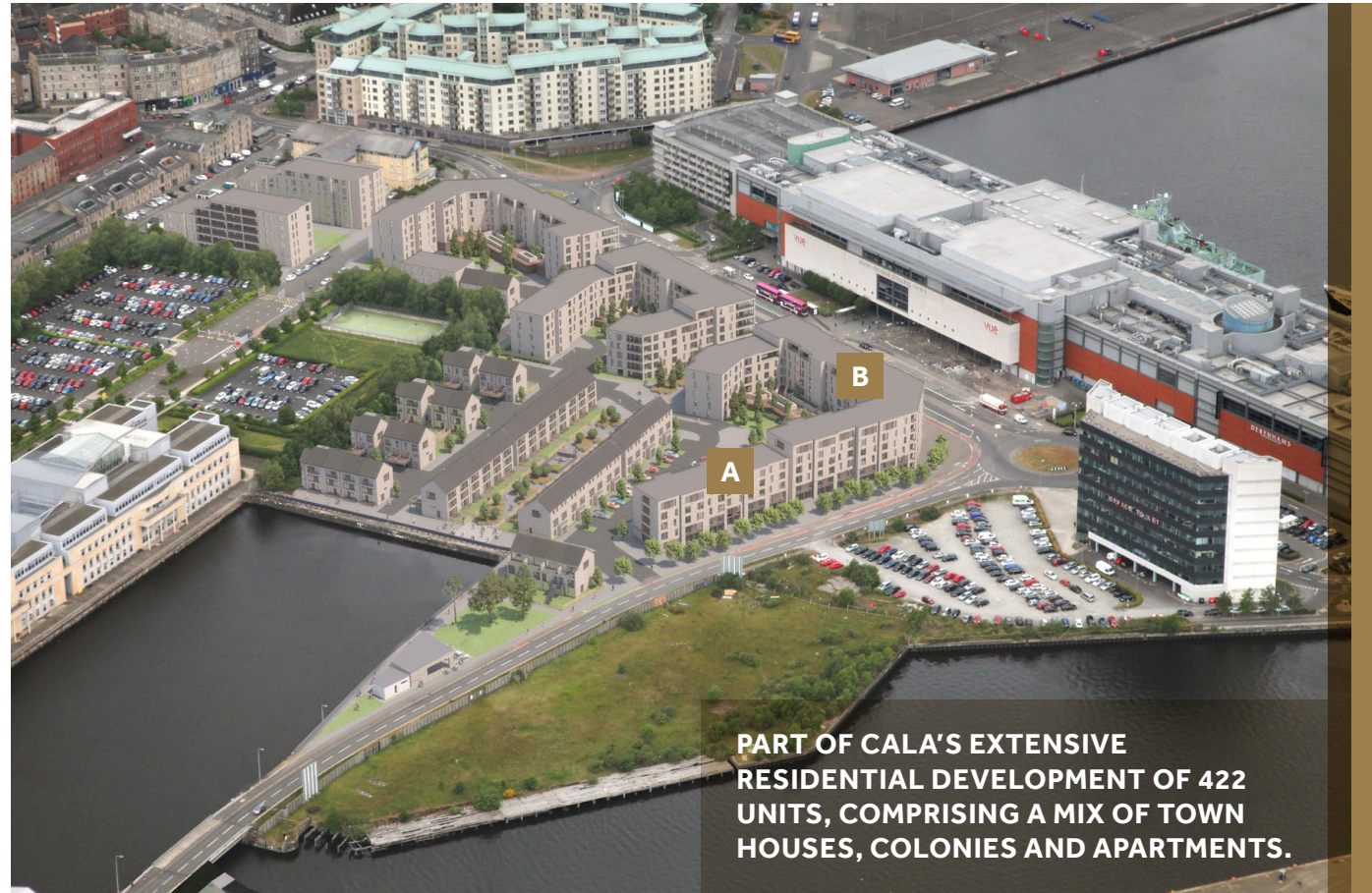
LOCATION

CALA Homes Waterfront Plaza is situated within the Shore area of Leith, approximately 2 miles to the north of Edinburgh City Centre.

The location offers a vibrant mix of amenities with the well-established Ocean Terminal retail and leisure complex directly adjacent to the development, one of Edinburgh's largest shopping centres. Ocean Terminal extends to over 440,000 sq ft of retail and leisure accommodation and benefits from 1,600 car parking spaces.

Leith's highly successful Shore area is also on the doorstep and is home to a vibrant mix of restaurants, cafes and bars including Tom Kitchin's Edinburgh Michelin star restaurant The Kitchin. Other restaurants include Gardeners Cottage, Café Tartine, Martin Wishart and Fishers.

The location benefits from an excellent public transport network, with nearby Commercial Street one of the main arterial routes from which bus access can be gained to all areas of the city. The proposed tram extension is expected to be confirmed in 2019 and, if approved, will significantly improve access from Leith to Edinburgh's city centre.



DESCRIPTION

The premises comprise ground floor commercial units situated within a new development of high quality apartments by CALA Homes. Each unit will be offered in shell condition and will benefit from the following specification:

- self-contained
- double glazed frontages
- excellent natural daylight
- gas supply
- electrical supply
- high speed broadband capacity

ACCOMMODATION

Floor	Number of Units	SQ M	SQ FT
Studio A	4	46	495
Total	4	184	1,980

Units can be combined to accommodate larger requirements of approximately 102 sq m (1,100 sq ft). A plan of Blocks A and B of the development showing the exact location of each unit is available on request.

Please contact the sales agent for the current site plan showing the current availability.



Please note the brickwork will now be red

BUSINESS RATES

The properties will require to be assessed on completion of the development however we expect that most of the units should allow an occupier to qualify for 100% relief on rates payable.

USES

The properties will benefit from a wide range of use classes including:

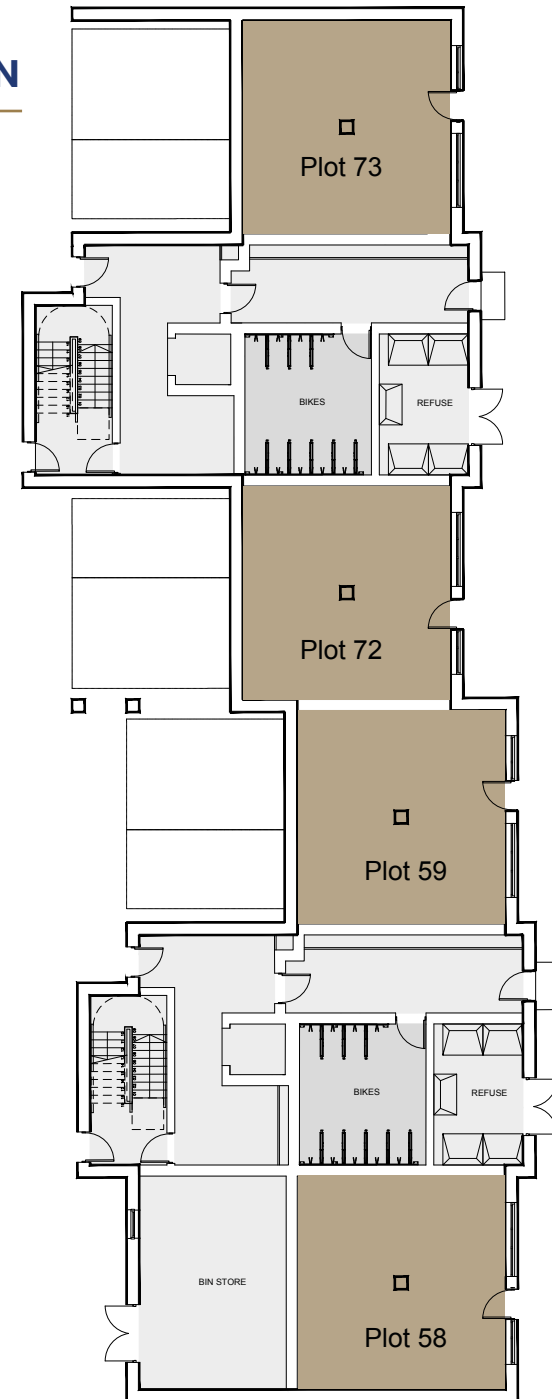
- Class 1 Retail
- Class 2 Financial, Professional and other Services
- Class 4 Business

FACTORING CHARGE

A small charge to cover factoring will be applicable for each unit.

**BLOCK A COMPLETING
SOON. UNITS AVAILABLE
TO PURCHASE NOW WITH
ENTRY Q1 2020**

BLOCK A FLOOR PLAN



ACCOMMODATION

Floor	Number of Units	SQ M	SQ FT
Studio A	4	45	486
Studio B	3	46	492
Studio D	2	51	552
Cafe	1	82	885
Total	10	502	5,409

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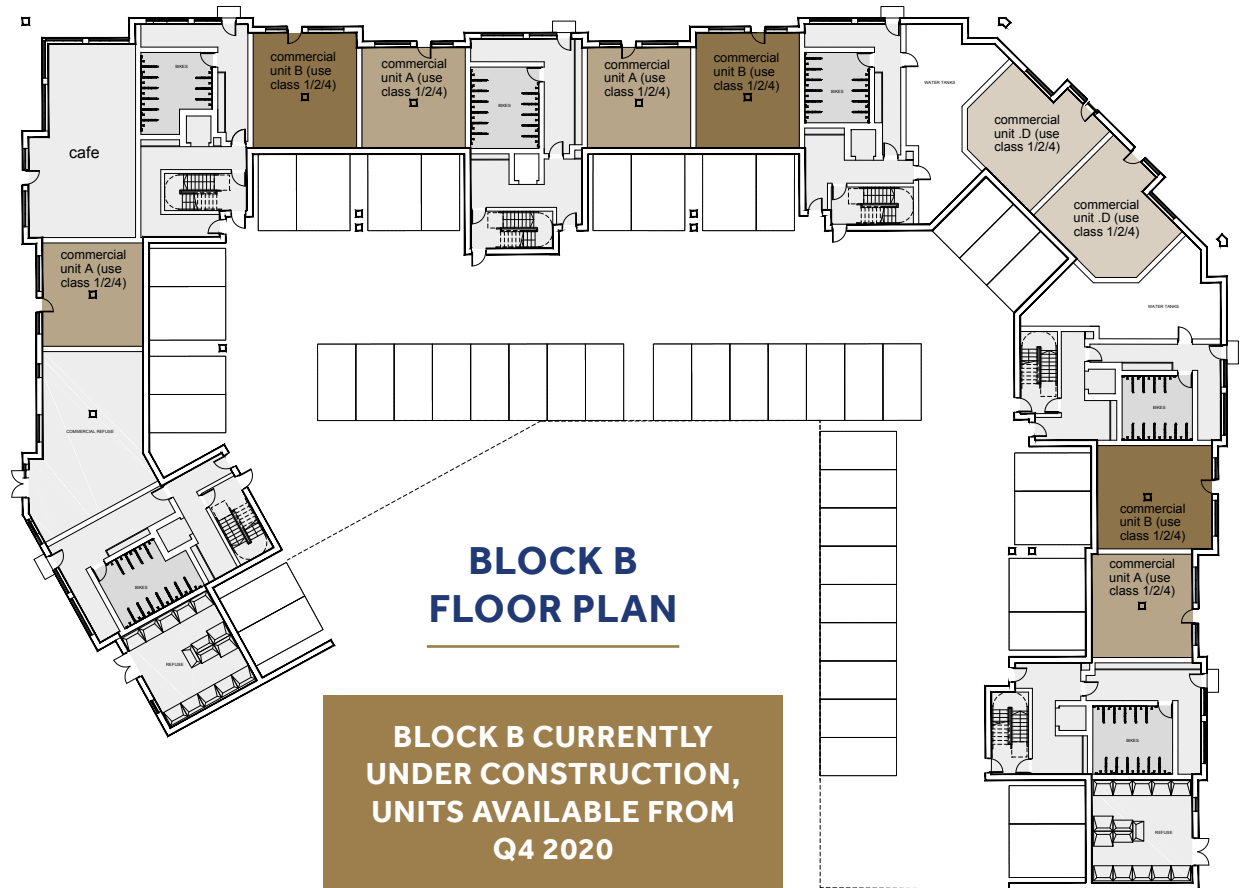
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OFFERS

Details on quoting price can be obtained by contacting the sole selling agents. Offers are now invited for the units in Block A and interested parties are advised to note their interest in writing to be kept informed of any closing dates.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner, the purchaser will be liable for any LBTT and VAT.

FURTHER INFORMATION

Strictly by appointment with the sole agents:

Cameron Whyte

Email: cameron.whyte@ryden.co.uk

Iain Taylor

Email: iain.taylor@ryden.co.uk

On the instructions of



Ryden.co.uk
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