



# 1 CROALL PLACE, LEITH WALK

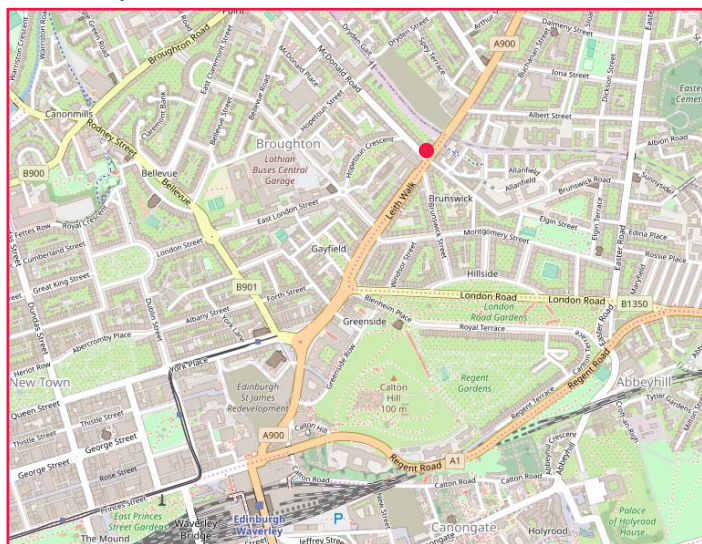


## Location

Edinburgh is Scotland's capital city with a population of approximately 500,000. The city benefits from excellent transport links by road, rail and air to many major cities within the UK with Glasgow located 45 miles east.

Croall Place is located in the East End of the city with close proximity to the St James centre development, Princes Street and Edinburgh Waverley train station, all under 1 mile away.

The property occupies a prominent corner position between McDonald Road and Leith Walk. Commercial occupiers in the vicinity include Tesco Express, Magnet, Leith Army Stores and a number of cafes and restaurants.



## Description

The property comprises a traditional sandstone building occupying a prominent corner unit benefiting from window frontage to both Croall Place and McDonald Road. The unit is arranged over ground floor and basement level with the upper floors being used as residential accommodation, under separate ownership.

To be refurbished to a specification to be agreed.

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practise (6th Edition) and comprises the following Net Internal Areas:-

Unit description	Sq M	Sq Ft
Ground Floor	156.44	1,684
Basement	101.07	1,088
<b>Total</b>	<b>257.51</b>	<b>2,772</b>

### Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

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## Lease Terms

The accommodation is available To Let on flexible Full repairing & Insuring Terms.

Further Information is available on request from the sole letting agent.

## Rateable Value

We have been informed by the Lothian Valuations Joint Board that the premises are entered into the valuation role as follows;

Bank: £21,300

This will require to be reassessed.

## EPC

EPC – under instruction.

## Entry

Available for entry Q4 2018.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

## Viewing and Further Information

Viewing of the property and any further information can be provided by the sole letting agent.

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