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For Sale

2,224 sq ft /
206.61 sq m
(Net Internal Area)

No1 Broughton Market
Edinburgh
EH3 6NU

- Rare opportunity to purchase a self-contained building in the heart of the New Town
- Possible redevelopment potential
- Car parking to the rear

LOCATION

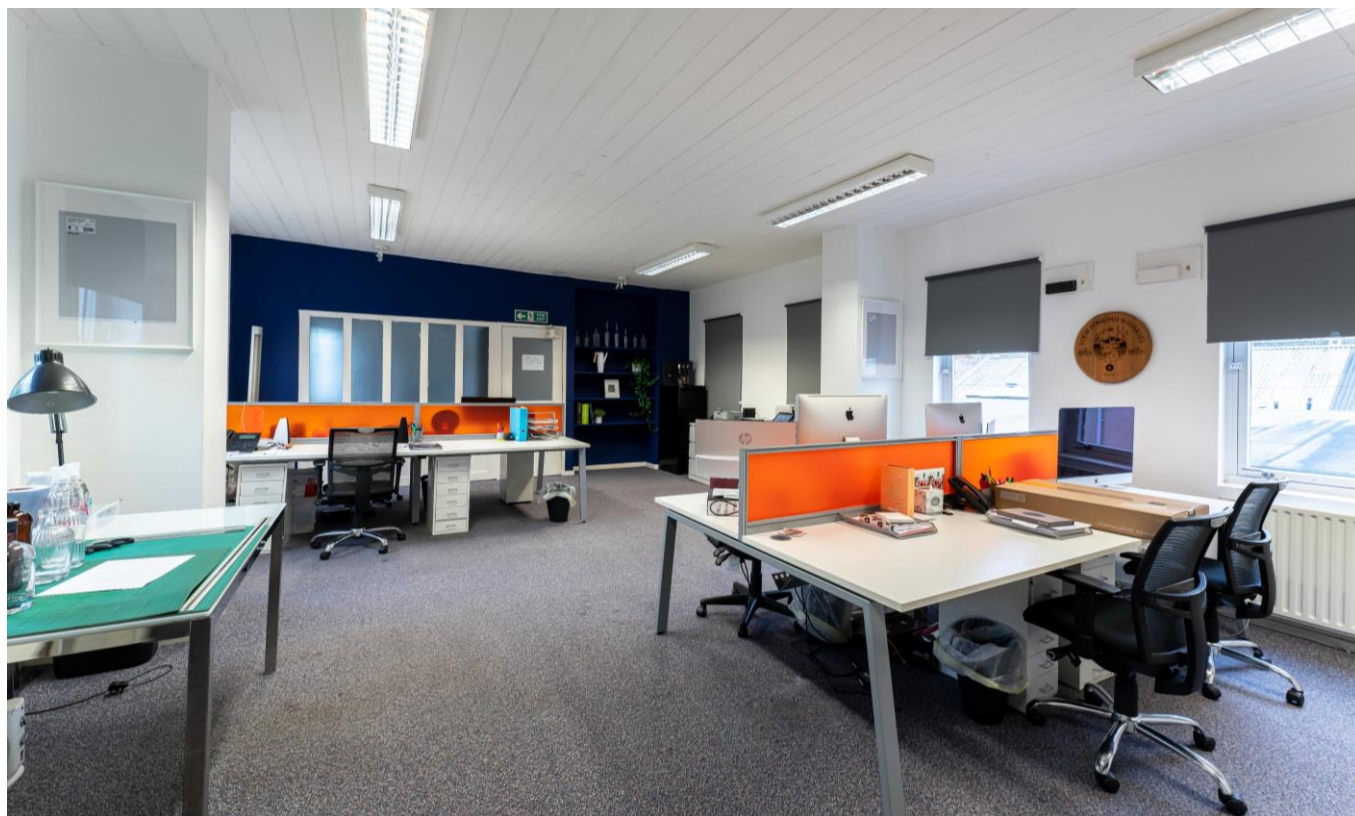
The property is located in the heart of Edinburgh's New Town, only a short distance from the St James Quarter, Waverley Train Station and in close proximity to the tram and major bus routes on York Place.

There is an abundance of bars, cafes and restaurants in the immediate vicinity, to include Magnum, The Cumberland, New Chapter, Little White Pig, The Olive Branch, Soderberg, Rollo and Pickles.

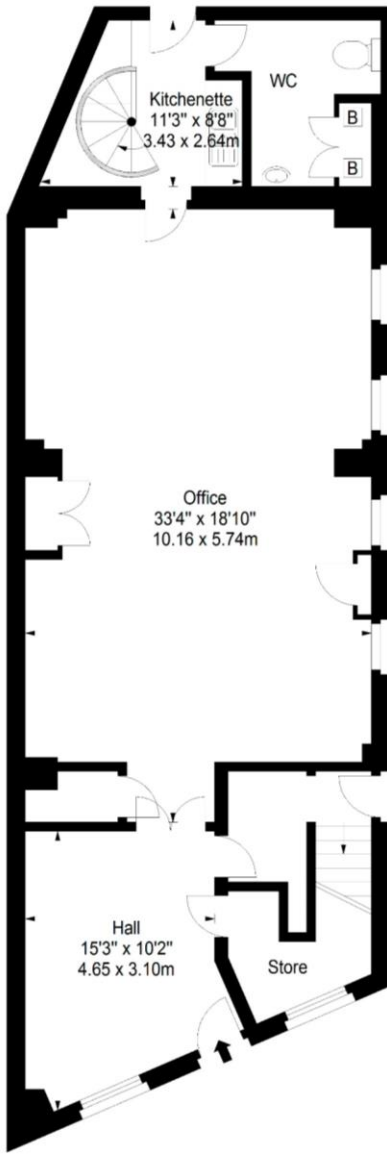
DESCRIPTION

The property is of traditional stone and brick construction arranged over ground, first and second floors with space for two small cars to the rear. The iconic façade provides a prominent feature in the New Town.

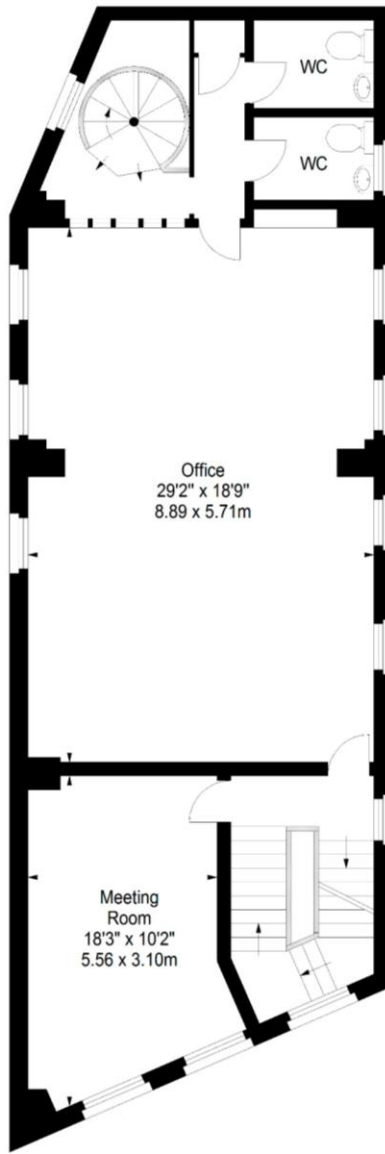
Access can be gained from both the front and rear of the building and there are two staircases servicing the building, to include a feature spiral staircase. The accommodation is largely open plan, with tea prep facilities on the ground and second floors.



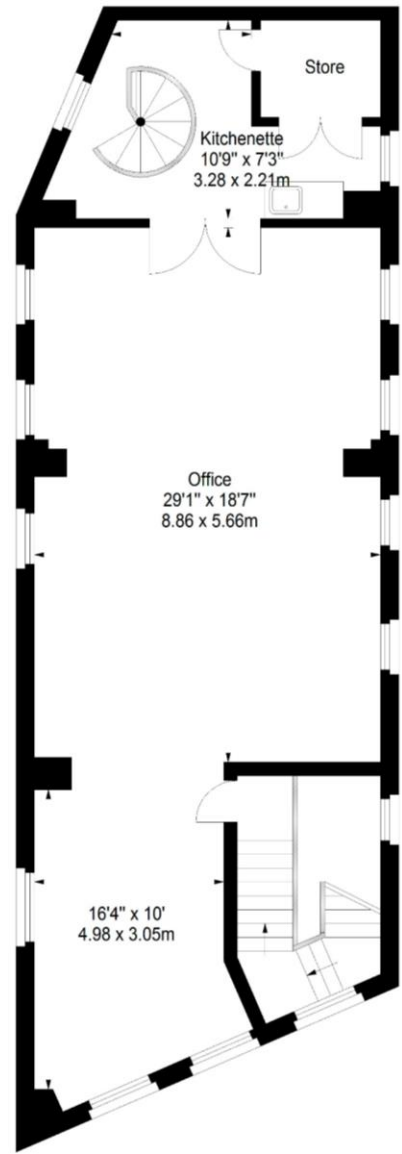
FLOORPLANS



Ground Floor



First Floor



Second Floor

ACCOMMODATION

	Sq Ft	Sq M
Ground Floor	739	68.64
First Floor	713	66.24
Second Floor	772	71.73
TOTAL	2,224	206.61

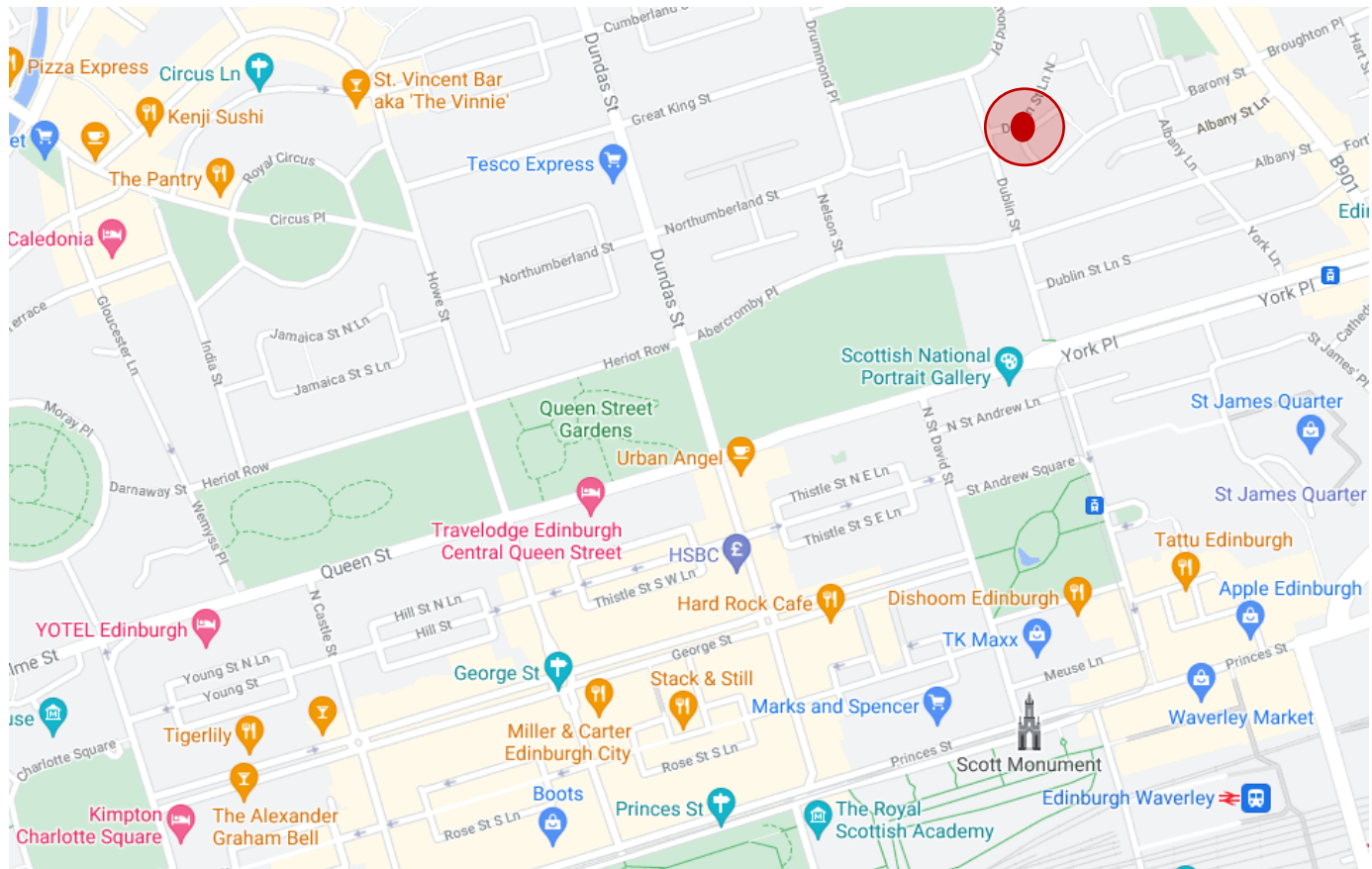
Measurements undertaken on a net internal basis.

PRICE AND SALE TERMS

Offers in excess of £635,000 are invited to acquire the heritable title on an unconditional basis.

TENANCY

The property is currently let in its entirety to Homeless World Cup Foundation on an FRI basis until August 2024. There are mutual break options, subject to 6 months notice, in August 2022 and August 2023. The passing rent is £27,500 per annum.



PLANNING

The property is currently used in accordance with Class 4 of the Scottish Uses Classes Order. For alternative use interested parties should enquire with the City of Edinburgh Council Planning Department.

The building is not listed but it is located in the New Town World Heritage Site.

RATES

The rateable value is currently £19,200.

ENTRY

To be agreed with both parties and with respect to the existing lease.

VAT

The building is not elected for VAT, therefore no VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

The property has an EPC of G.

VIEWING & FURTHER INFORMATION

Strictly by appointment only through the sole selling agents:



Sara Dudgeon
07810 117 888
sara@cuthbertwhite.com



Nick White
07786 171 266
nick@cuthbertwhite.com

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