

FOR SALE

Development/Refurbishment Opportunity

48

PALMERSTON PLACE

EDINBURGH | EH12 5DE



TOWNHOUSE IN THE WEST END EDINBURGH

3,746 sq. ft



48
PALMERSTON PLACE



Location

48 Palmerston Place is situated in Edinburgh's traditional West End office and financial district, within a few minutes' walk of Haymarket, Melville Street, Princes Street and George Street. The immediate area offers a fantastic mix of bars, cafés, restaurants and independent retailers, with Sainsbury's, Boots, Teuchters and Fox & Co all within a five-minute walk.

The property benefits from excellent transport connectivity, with both Haymarket train station and the West End/Haymarket tram halts less than five minutes away on foot. Numerous bus services operate nearby, and the area is easily accessible by both bicycle and car.

Description

48 Palmerston Place comprises a mid-terraced Georgian townhouse arranged over lower ground, ground, first and second floors. Internally, the building provides a mix of well-proportioned cellular and open-plan accommodation, while retaining a wealth of attractive period features. The property has been well maintained and benefits from:



Period features throughout, including fireplaces, traditional shutters and cornicing



Impressive cupola, providing good levels of natural daylight to the stairwell



Castle views



Separate lower ground entrance



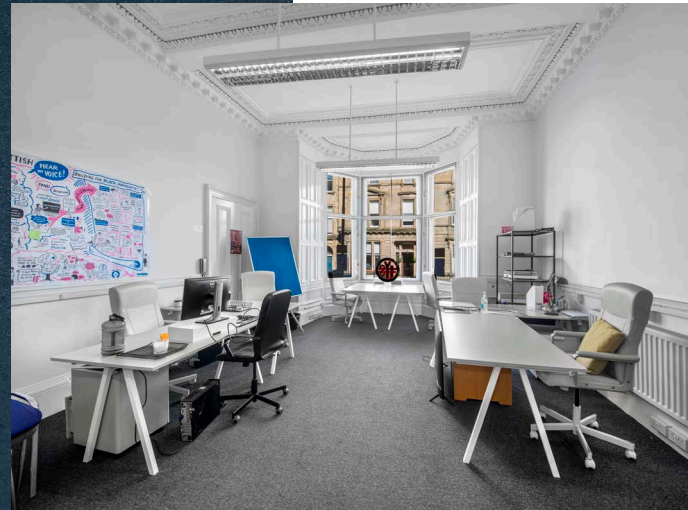
Full data cabling



Gas-fired central heating



Attractive private garden to the rear



Floorplans & Availability

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), the approximate net internal areas are:

2nd Floor – 913 sq. ft

1st Floor – 894 sq. ft

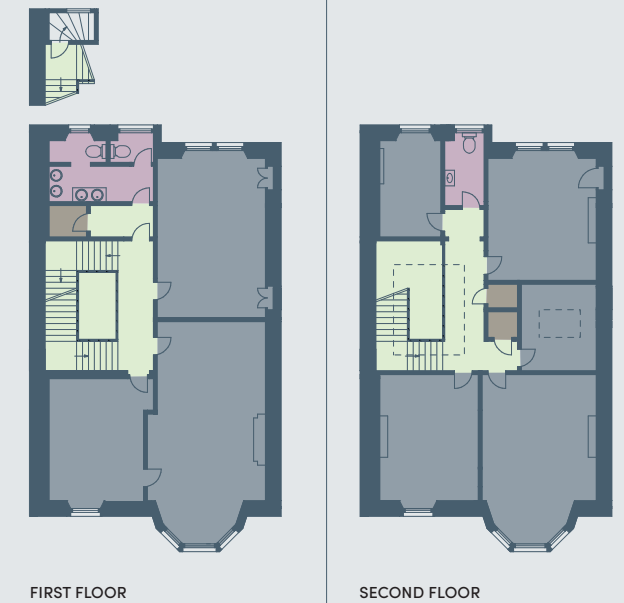
Ground Floor – 971 sq. ft

Lower Ground Floor – 968 sq. ft



KEY:

- Kitchen
- WC
- Store/Cupboard
- Room
- Stairs/Hall
- Plant
- Cellar



Planning

The property is currently in use under Class 4 (Business) of the Scottish Use Classes Order.

Rating Assessment

The Lothian Valuation Board has assessed the Rateable Value at £45,800.

Sale Terms

Offers are invited for the heritable interest in 48 Palmerston Place. Offers in excess of £1.1m (£293 per sq. ft) are invited for the freehold interest in the subjects with the benefit of the remaining lease.

Tenancy Information

The property is currently let to Intercultural Youth Scotland on a Full Repairing and Insuring (FRI) lease, providing secure income until 1st April 2027. The tenant pays a passing rent of £45,000 per annum.

The tenant has a schedule of condition from when they entered the property dating 1st April 2022.

Legal Costs

Each party will be responsible for their own legal expenses. The purchaser will be liable for registration dues and any LBTT.

VAT

The property is not elected for VAT.

EPC

Available upon request.



Viewings & Further Information

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Particulars prepared: October 2025.

Produced by Designworks.