

# FOR SALE

FORMER NURSERY

854 sq ft (79.34 sq m)

13 East London Street  
Edinburgh EH7 4BN



- Rarely available city centre ground and basement retail unit
- Benefit of planning consent for childrens nursery
- Close to Broughton Street
- VAT free property ideal for owner occupier or buy to let investment
- Extending to 854 sq ft
- Offers over £265,000 exclusive of VAT

## LOCATION

The subjects are located in the bustling east end of Edinburgh's thriving New Town, in close proximity to the popular Broughton Street. It is located in an enviable position close to the roundabout at the foot of Broughton Street. There are a number of commercial occupiers in the vicinity including numerous bars and restaurants, offices and local and national retailers.

The subjects are located approximately a five minute walk from the York Place tram terminus and the redevelopment of the St James Centre.

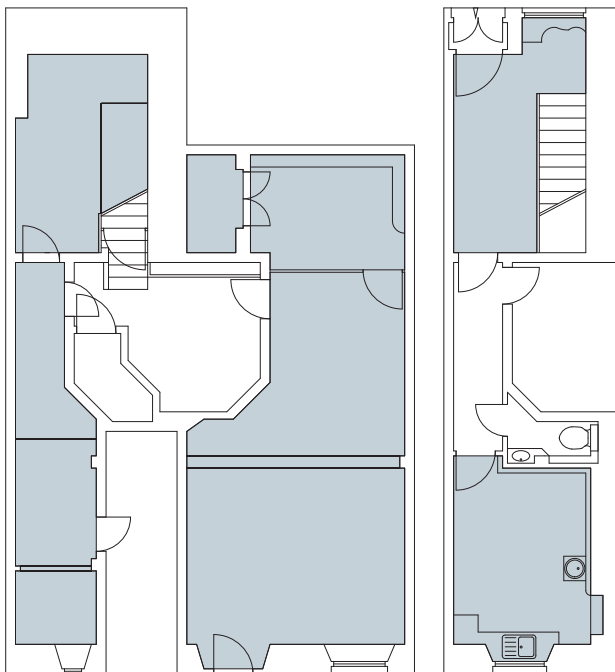
## DESCRIPTION

The subjects extend to the ground and basement floors of a five storey traditional sandstone building under a pitch and slate roof. The property benefits from 2 good sized rooms at ground level plus a further three rooms in the basement. To the rear, there is direct access to a very well maintained shared rear garden. Internally the property requires some basic upgrade works.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

Ground Floor	19.61 SQ M	211 SQ FT
Basement	59.73 SQ M	643 SQ FT
<b>Total NIA</b>	<b>79.34 SQ M</b>	<b>854 SQ FT</b>



NOT TO SCALE

## RATEABLE VALUE

The property is entered in the Valuation Roll with a rateable value of £7,800. In going occupiers might benefit from small business rates relief. If the property is occupied as a nursery, it will benefit from 100% rates relief.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, land building and transaction tax and any other expenses.

## VAT

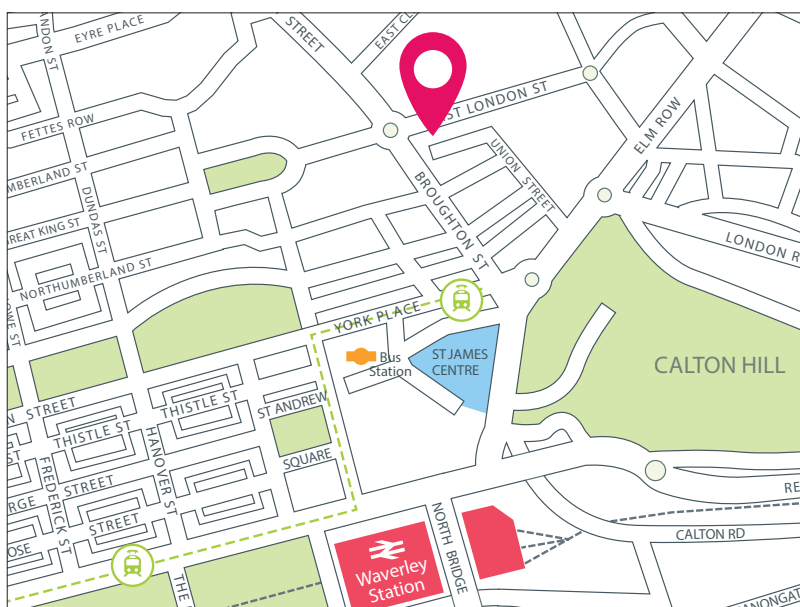
The property is not VAT elected and accordingly no VAT will be payable on the purchase price.

## PURCHASE PRICE

We are inviting offers over in excess of £265,000.

## ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.



## VIEWING

By contacting the sole selling agents:

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