

# No. 49

NORTHUMBERLAND  
STREET  
EDINBURGH  
EH3 6JQ

*FOR SALE*



- \* Entire townhouse with garage and 2 clear parking spaces
- \* Residential conversion opportunity (Subject to planning)
- \* GIA 5,078 sq ft (Excluding attic space)
- \* Excellent Condition
- \* Lease in place October 2025 (subject to 9 months break notice operable by either party at any time)

# MAGNIFICENT TOWNHOUSE

49 NORTHUMBERLAND STREET EDINBURGH | EH3 6JQ

## LOCATION

The property is located on the north side of Northumberland Street, the heart of Edinburgh's New Town. The subjects are within close proximity to the Central Business District and benefits from excellent amenities in the local area with great bars, restaurants, leisure and retail facilities all within short walking distance.

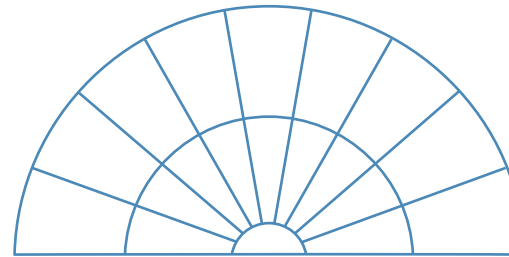
There is excellent transport provision in the area with Waverly train station within a 10 minute walk and a number of bus stops connecting to the rest of Edinburgh and beyond.

## DESCRIPTION

The subjects comprise of an magnificent Townhouse office over lower ground, ground, first, and second floors. The property is in excellent condition and benefits from some wonderful period features.

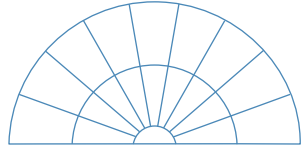
The subjects benefit from:

- \* Cat 5 cabling
- \* Gas central heating
- \* Intruder alarm
- \* Fire alarm
- \* Cat 2 and LED lighting
- \* Good natural daylight
- \* Kitchen and tea prep facilities
- \* Male and Female WC and shower facilities
- \* EPC Rating: G



# IN THE HEART OF EDINBURGH

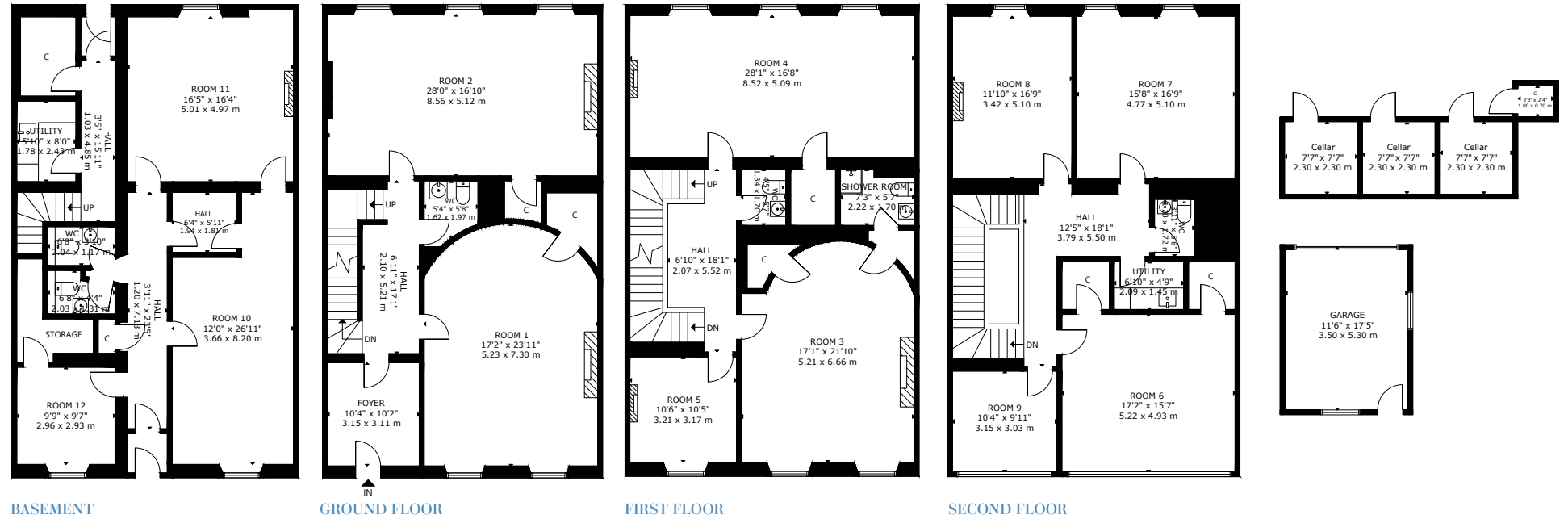
# FLOOR PLANS



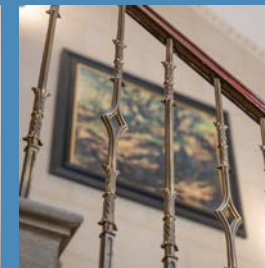
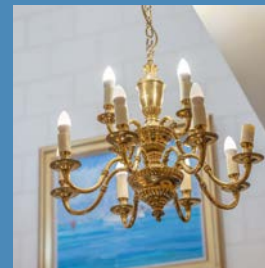
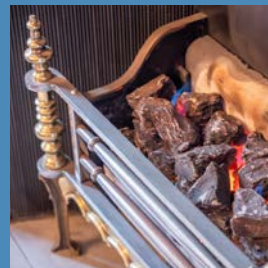
## ACCOMMODATION

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

**472 SQ M (5,078 SQ FT)**



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## *TENANCY*

There is a Lease in place to Boland Scottish Properties Ltd. The passing rent is £65,000 and the lease expires on 25 October 2025.

The purchaser will be required to waive their rights to claim any dilapidations from the tenant at lease expiry.

A mutual break option shall be inserted into the lease giving the tenant or the purchaser, the right to issue 9 months notice to terminate the lease at any time from the date of purchase.

## *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 and buildings transaction tax and any other expenses.

## *VAT*

The subjects are not elected for VAT, as such VAT will not be payable on the purchase price.

## *SALE TERMS*

Offers are invited for our client's heritable interest in the subjects

## *ANTI MONEY LAUNDERING*

In accordance with AML Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds used to acquire the property.

## *VIEWING & FURTHER INFORMATION*

By contacting the sole agents:

**Angus Thomson MRICS**  
e: [angus.thomson@ftlinden.com](mailto:angus.thomson@ftlinden.com)

**John Morton MRICS**  
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