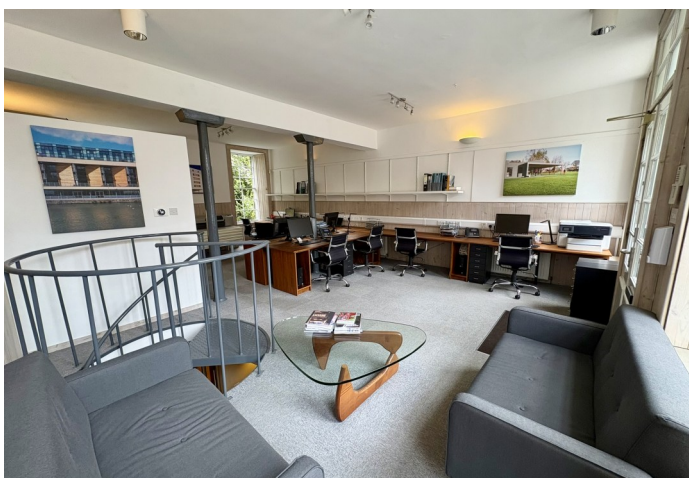




ime Property Agents
Ltd

12 Home Street
Edinburgh

For Sale

£160,000 Offers Over

3 Tolboppth Wynd, Edinburgh EH6 6DN

Class 1a

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Location

The property is situated in the heart of Leith, one of Edinburgh's most established and vibrant commercial and residential districts. Tolbooth Wynd lies close to The Shore and the surrounding network of cafés, bars, restaurants, shops, offices and residential developments, giving the property strong appeal for businesses seeking an accessible and characterful base. The wider Leith area benefits from excellent connectivity to Edinburgh city centre, Newhaven and the waterfront, with nearby bus services and The Shore tram stop within easy walking distance. This combination of historic streetscape, local amenities, transport links and continuing investment in the area makes 3 Tolbooth Wynd a highly attractive location for professional, creative or boutique office occupiers.

Description

The 3 Tolbooth Wynd is a highly desirable former architects' office in excellent condition, offering an exceptional blend of historic character, flexible commercial accommodation and distinctive period detailing in the heart of Leith. The property is rich in original features, including wood panelling, Georgian windows with shutters, ornate pillars and an impressive spiral staircase, creating a memorable working environment with strong appeal to owner-occupiers, investors and professional firms seeking an address with individuality and presence.

Key Selling Points

- Highly desirable former architects' office in excellent condition.
- Abundant period features including wood panelling, Georgian windows with shutters, ornate pillars and a spiral staircase.
- Bright accommodation with windows to the front and rear.
- Kitchen/tea preparation area and the addition of a large storage cupboard.
- Striking board room within the basement benefitting from a vaulted ceiling.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area:

Ground and Basement floors:

Total 77Sq m 545 Sq ft)

Rent

The Sought Price is offers over **£160,000**. Each party to be responsible for their own legal

EPC

The Energy Performance Certificate rating is Pending

Utilities

The property is served by mains gas, electricity and water.

Sale price

The property is offered for sale on a heritable interest basis with vacant possession, subject to contract. The Sought Price is offers over **£160,000**. Each party to be responsible for their own legal costs.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £6,200. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

The Assignee and Assignor will be responsible for their own legal costs and any registration dues and any LBTT. Both Assignee and Assignor will share any legal costs 50/50 split incurred by the landlord.

Further Information

These particulars are intended as a general guide only and do not form part of any offer or contract. All statements, dimensions, services, condition, rateable value and suitability should be independently verified by prospective purchasers.



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