

49

Queen Street

EDINBURGH • EH3 3NH

For Sale

Prominent townhouse in an outstanding location

4,432 sq ft NIA

49

Queen Street

Prominent townhouse in an outstanding location

- Stunning period property with attractive original features
- Well configured space with excellent natural lighting
- Six car parking spaces to the rear of the property
- Attractive outlook over Queen Street Gardens
- Excellent range of local amenities
- Suitable for a range of alternative uses (subject to planning)
- Seeking offers over **£1,400,000** (exclusive of VAT) for the Heritable (Freehold) interest

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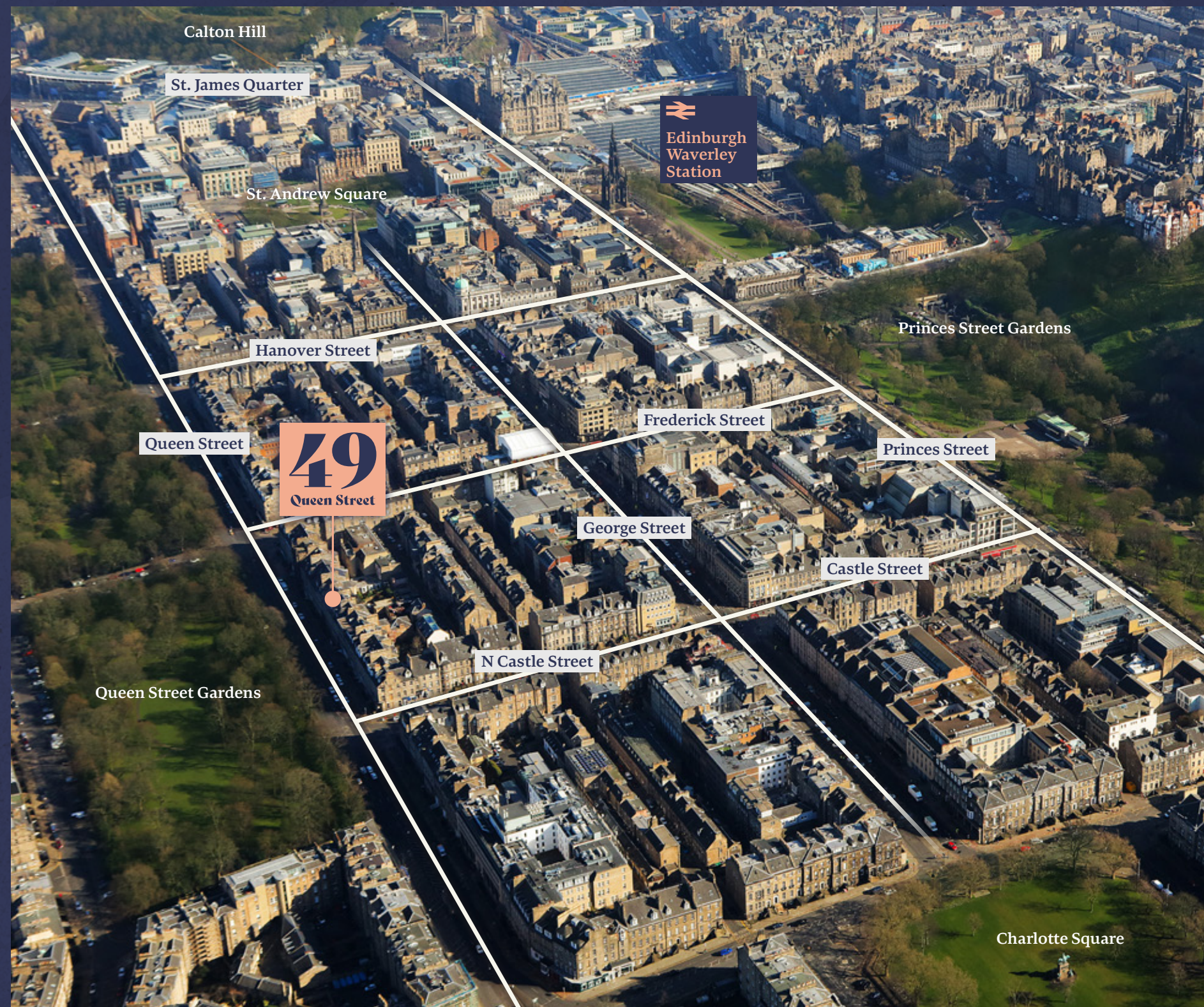
Queen Street

Location

The property is located at the west end of Queen Street, between Frederick Street and North Castle Street. To the north of the property lies Queen Street Gardens, offering an attractive outlook from the upper floors of the building.

49 Queen Street is well situated to access Waverley Rail Station, numerous bus stops serving the city and the tram network. The central location also provides easy access to a broad range of amenities in the city centre.

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Description



Entrance Lobby

The accommodation benefits from excellent levels of natural lighting throughout and attractive retained original features. There are male and female toilet facilities provided on the lower ground and first floor level. There are three basement stores at the front of the property.

To the rear of the property there is a small courtyard area, and the car park provides six dedicated spaces (three clear and three blocked) accessible via Hill Street North Lane.



First Floor



Third Floor

The property comprises a stunning Grade A listed townhouse offering a mix of well-proportioned cellular and open plan accommodation over lower ground, ground and three upper levels with additional storage in the attic. Access to the building is provided at ground floor level via an impressive entrance from Queen Street. The lower ground floor can also be accessed from a separate entrance at the front of the building and the car parking to the rear.

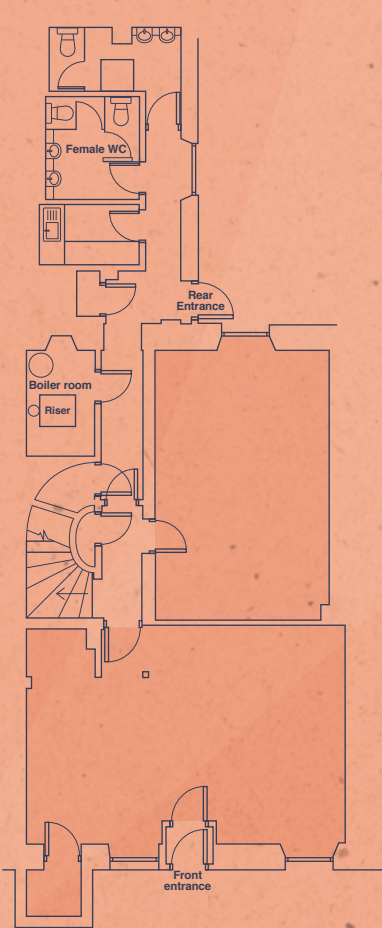


Ground Floor

Floor plans

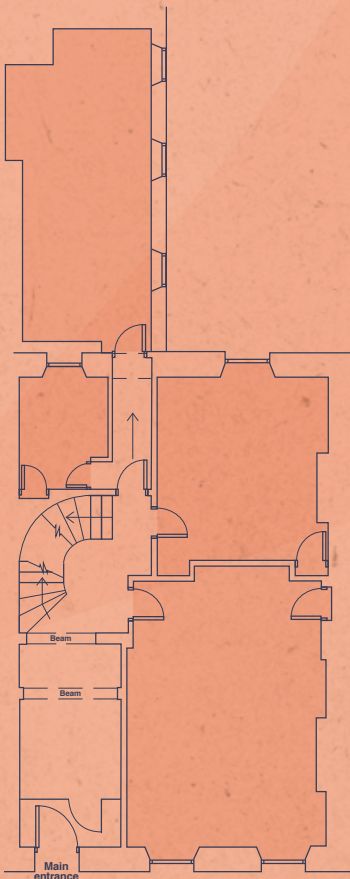
The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the approximate Net Internal Areas listed below:

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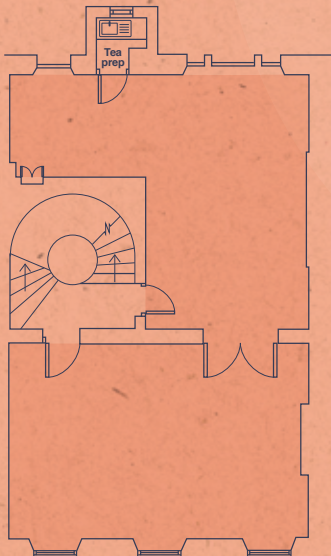
Lower Ground

854 sq ft



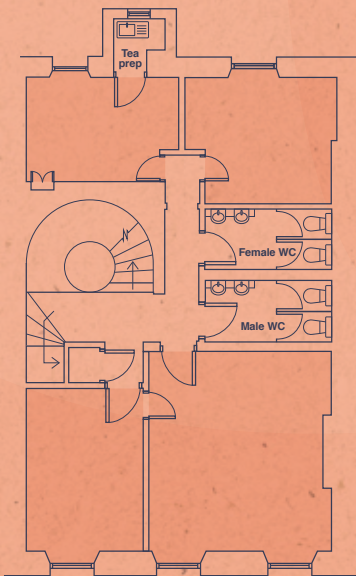
Ground

1,087 sq ft



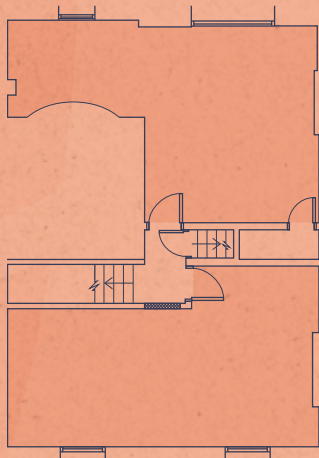
1st

987 sq ft



2nd

765 sq ft



3rd

739 sq ft

The building also benefits from three lined basement vaults.

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Planning

The property is currently assigned for Class 4 Business Use.

There is potential for redevelopment to a range of alternative uses. All parties should make their own planning related enquiries directly with Edinburgh City Council's Planning Department.

Rateable Value

According to the Scottish Assessors website, current Rateable Value is £66,600.

Any enquiries regarding this should be made to the Lothian Valuation Joint Board on 0131 344 2500.

www.lothian-vjb.gov.uk

Energy Performance Certificate

The property has an EPC rating of E. A copy of the certificate is available upon request.

Value Added Tax

The property is registered for VAT.

Legal Costs

Each party to bear their own costs in the documentation of this transaction with the ingoing purchaser liable for any registration dues, LBTT and VAT incurred thereon.

Anti-money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information is provided by all parties who wish to submit a written offer.

Price

Seeking offers over £1,400,000 (exclusive of VAT) for the Heritable (Freehold) interest.

A closing date for offers will be set in due course.

Viewings & Further Information

For further information or viewing arrangements please contact:

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E stewart.mcmillan@cushwake.com



Cushman & Wakefield for themselves and for the vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Cushman & Wakefield have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: July 2024