LAST TWO UNITS AVAILABLE

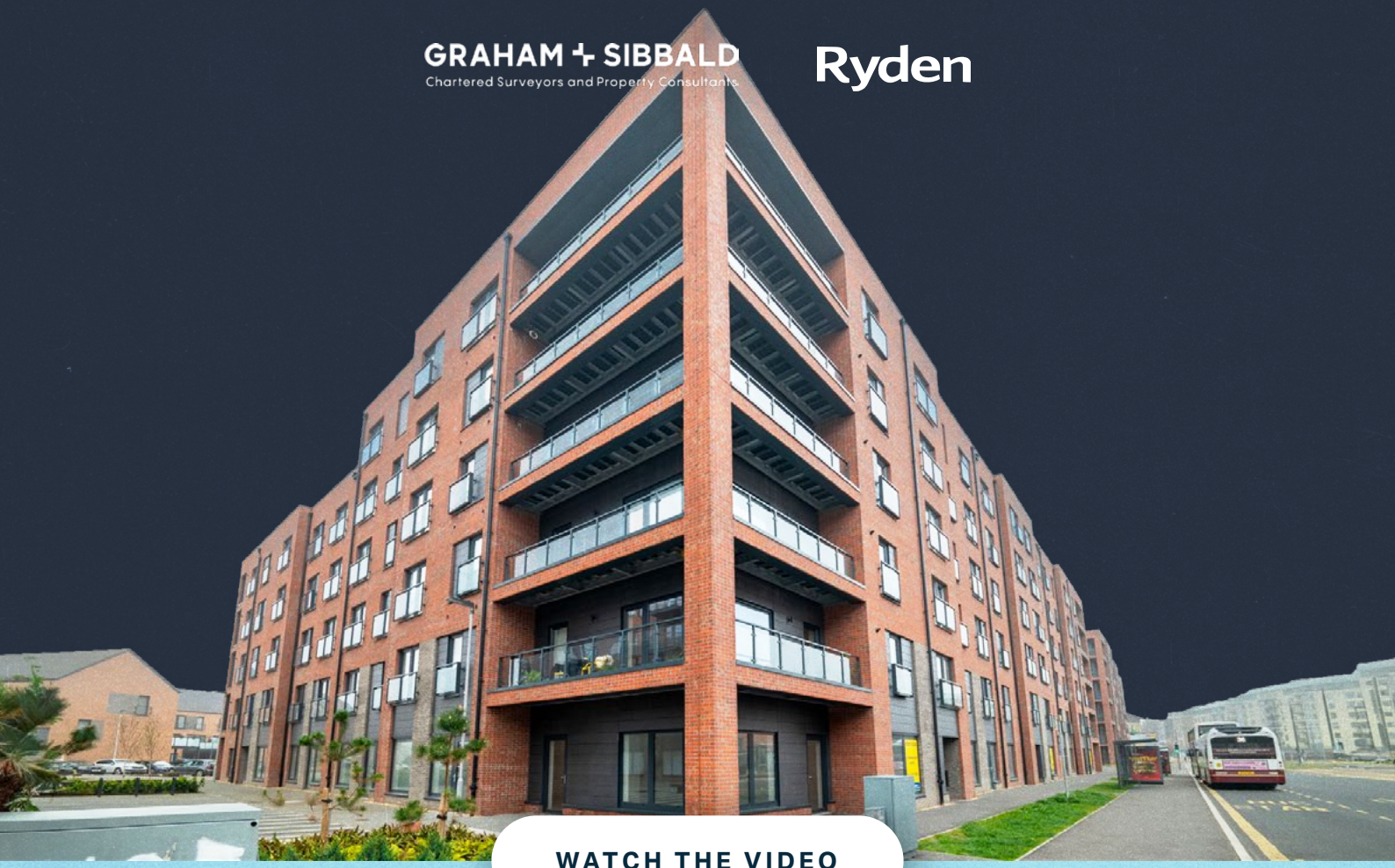
FOR SALE

Waterfront Plaza

RETAIL/ OFFICE/ STUDIO
COMMERCIAL UNITS

GRAHAM + SIBBALD
Chartered Surveyors and Property Consultants

Ryden



WATCH THE VIDEO

BLOCK D | WATERFRONT PLAZA
LEITH | EDINBURGH EH6 6BH

FOR SALE

EDINBURGH EH6 6BH

Great opportunity to purchase brand new commercial units within Cala Homes development scheme.

- Variety of units available for a wide range of end uses
- Lies directly opposite one of Edinbugh's Largest shopping centres Ocean Terminal
- Benefits from great transport links and immediate access to Edinburgh's bus and tram network
- Unit sizes from 361 - 1,085 sq ft (34 - 100 sq m)
- Prices starting from £85,000 ex VAT

BLOCK D - WATERFRONT PLAZA

CALA Homes Waterfront Plaza is situated within the shore area of Leith, approximately 2 miles to the north of Edinburgh's City Centre.

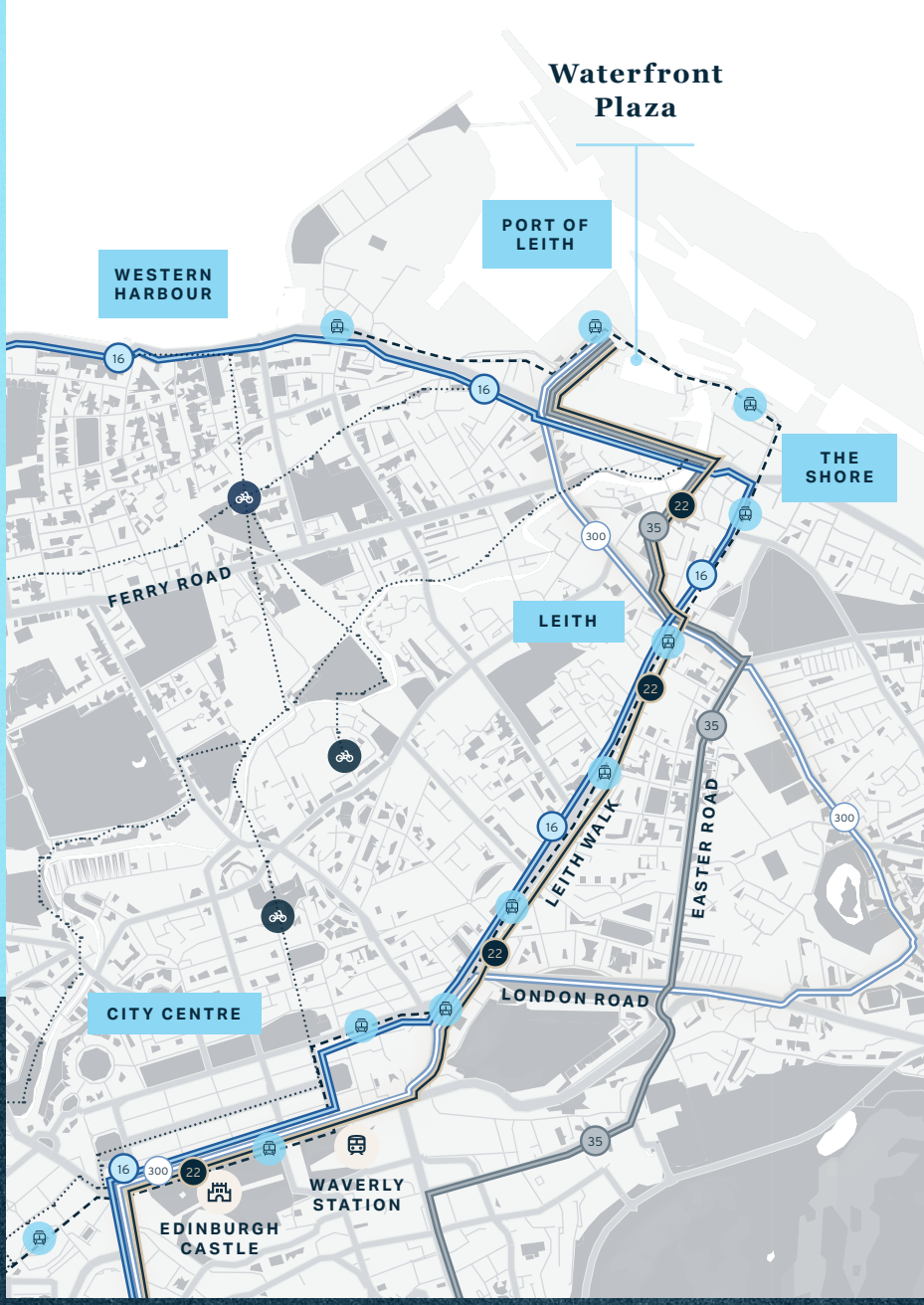
More specifically the subjects are located directly opposite one of Edinburgh's largest shopping centre Ocean Terminal, comprising 440,000 sqft of retail and leisure accommodation.

The subjects front on to Ocean Drive being accessed just off the junction of Commercial Street and Lindsay Road (A901) offering a great transport links into all areas of the city centre.

The tram extension was completed in Spring 2023 which goes directly past the subjects offering further accessibility.

Lying just to the rear of Ocean terminal is The Royal Yacht Britannia and recently opened is Scotland's first Vertical distillery Port of Leith both of which will attract tourists year-round.

There are further plans for 338 build to rent apartments as part of the Skyliner development all of which will significantly increase the immediate population in and around the subject properties.



TRAM LINE

CYCLE ROUTE

BUS ROUTES

22 16 35 300

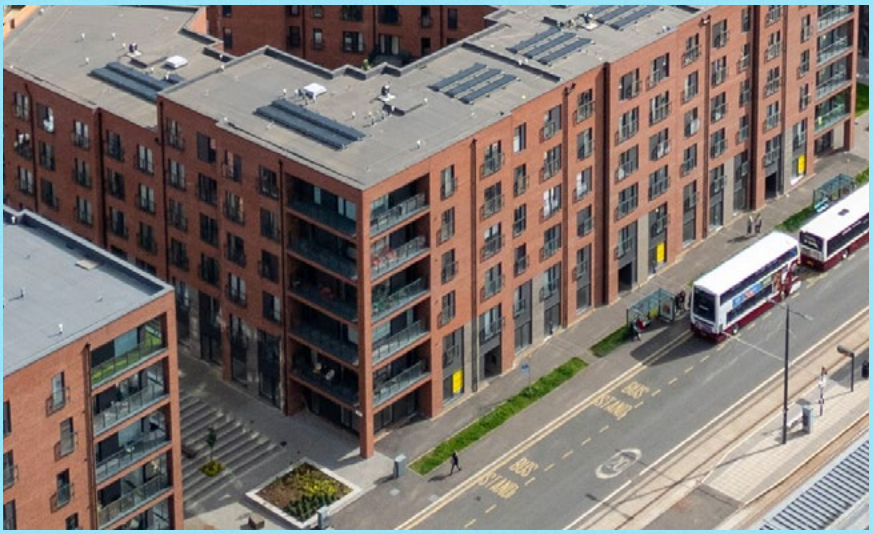
DESCRIPTION

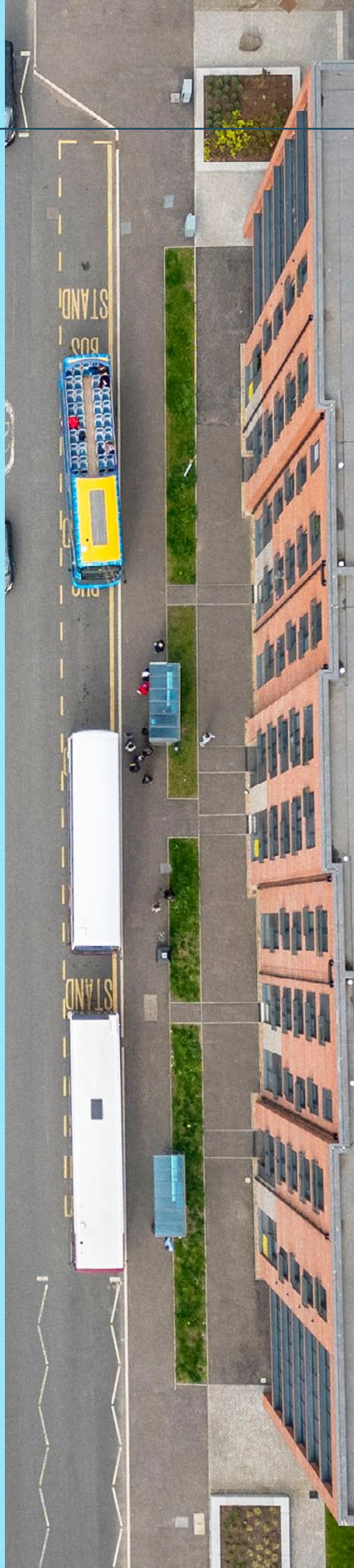
Vibrant mix of amenities with the well-established Ocean Terminal retail and leisure complex adjacent to the development.

The properties themselves comprise ground floor commercial units as part of the larger new development of high-quality apartments by CALA Homes.

Each property has been built to a shell condition specification benefitting from:

- **Double Glazed Frontages**
- **Great Natural Daylight**
- **Gas and electricity supplies (capped)**
- **High Speed broadband capacity**





FOR SALE

EDINBURGH EH6 6BH

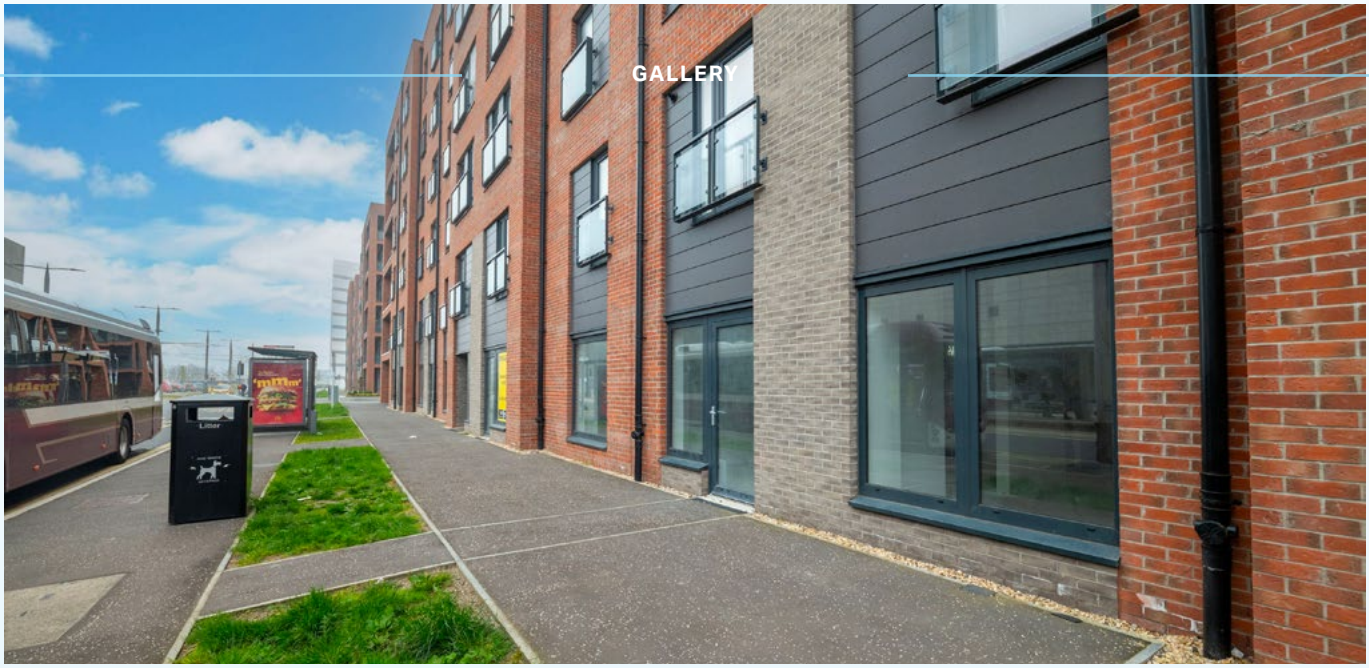
ACCOMMODATION

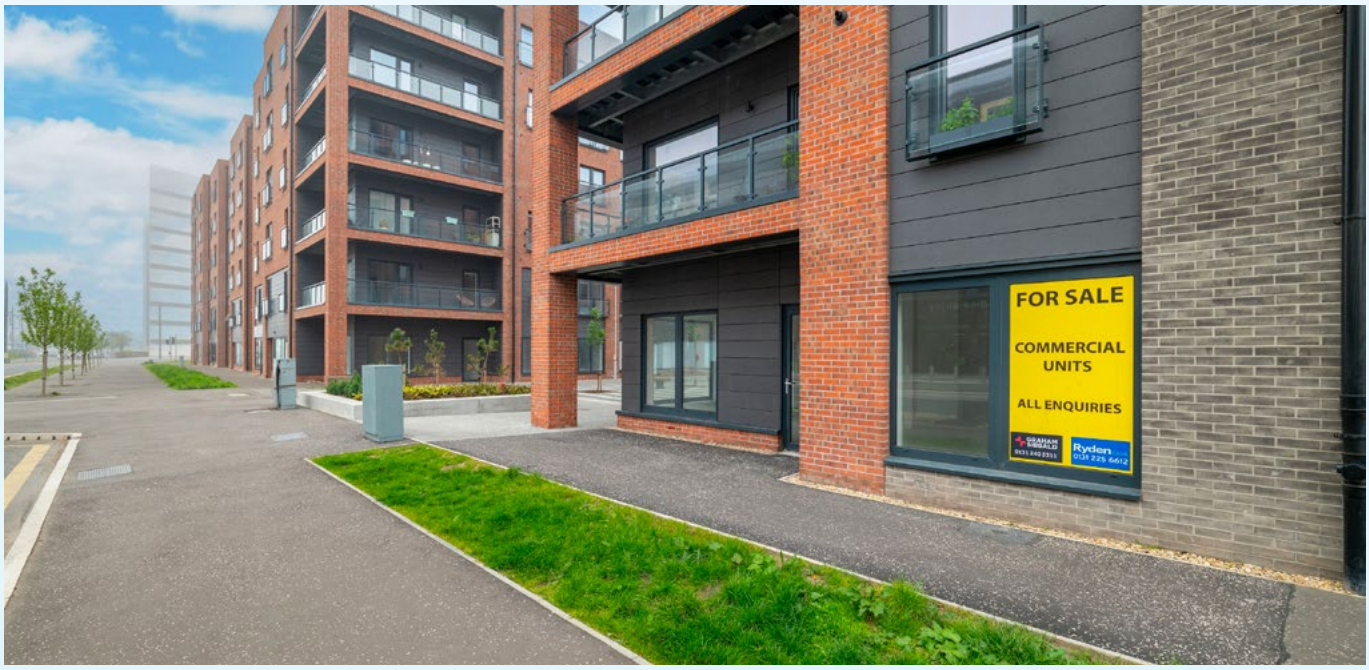
BLOCK D GROUND FLOOR

Plot	Type	Sq. ft	Price (offers over)
249	Commercial	1,085	**SOLD**
250	Commercial	524	**SOLD**
265	Commercial	516	**SOLD**
266	Commercial	858	**SOLD**
277	Commercial	830	**SOLD**
278	Commercial	967	**SOLD**
293	Commercial	967	**SOLD**
294	Commercial	830	£162,000
309	Commercial	764	£150,000

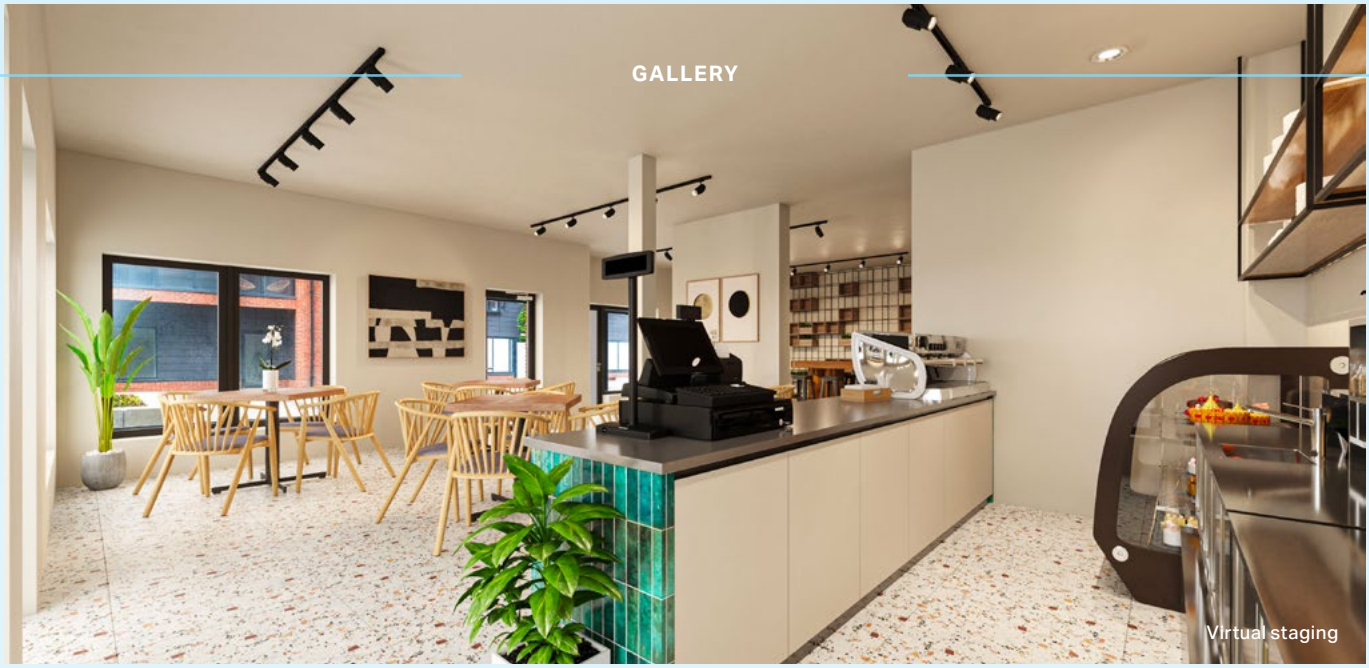
- COMMERCIAL UNITS
- BIKE PARKING
- COMMON AREAS
- BIN STORE
- SOLD

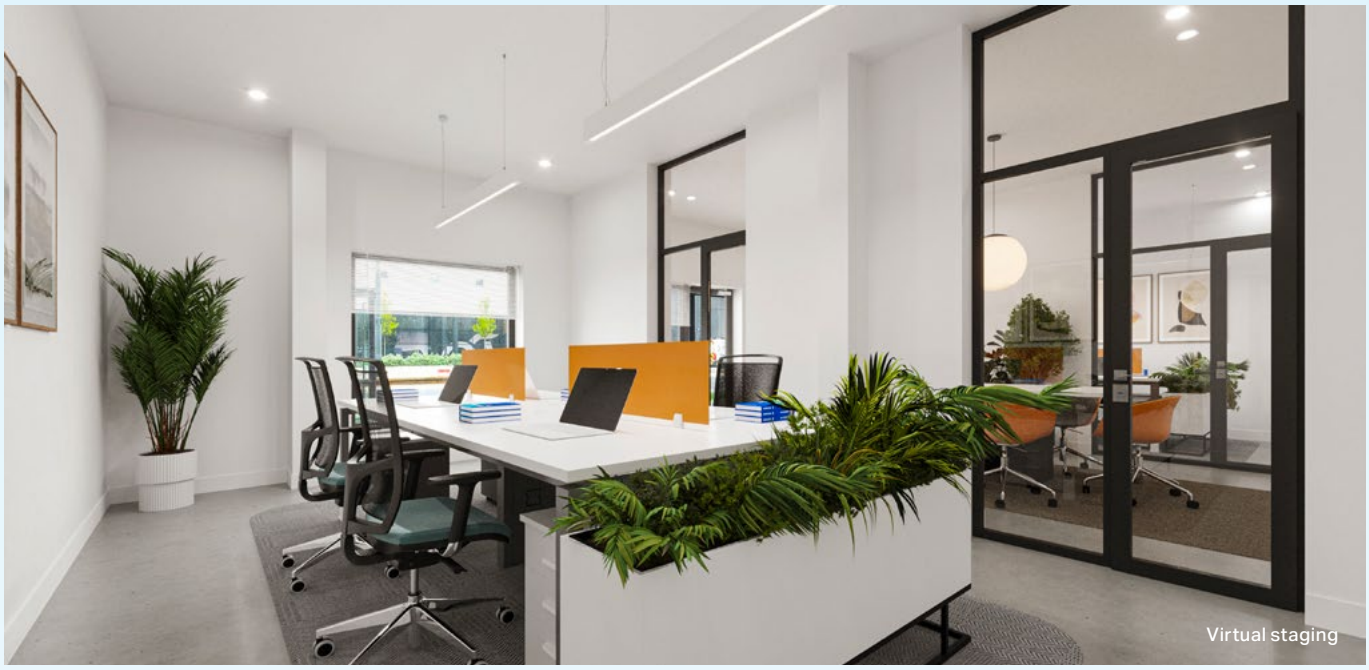
GALLERY




FOR SALE
COMMERCIAL UNITS
ALL ENQUIRIES
GRAHAM TEGALD
Ryden
0131 225 6612

GALLERY


Virtual staging


Virtual staging

Virtual staging

Waterfront Plaza

FOR SALE

EDINBURGH EH6 6BH

RATEABLE VALUE

The properties will be required to be assessed on completion of development however we anticipate that most units should benefit from 100% relief in line with the small business bonus scheme.

USES

The subjects benefit from a variety of use classes in accordance with the Town and Country Planning (Use Classes) Scotland order 1997 as noted below:

Class 1A (Retail,Financial Professional & other Services)
Class 4 (Business)

Other uses may be permitted subject to planning.

OFFERS

Offers are invited for the available units.
Interested parties are advised to note their interest in writing to the joint selling agents.

LEGAL COSTS + VAT

Each Party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT and registration dues.

All figures are exclusive of VAT which is payable at the prevailing rate on the purchase price.

FACTORING CHARGE

A small charge will be applicable for each unit. Details are available from the joint selling agents on application.

FURTHER INFORMATION

On the instructions of Cala Homes, please contact the joint selling agents for further information or to arrange a viewing:

GRAHAM + SIBBALD

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IMPORTANT NOTICE

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