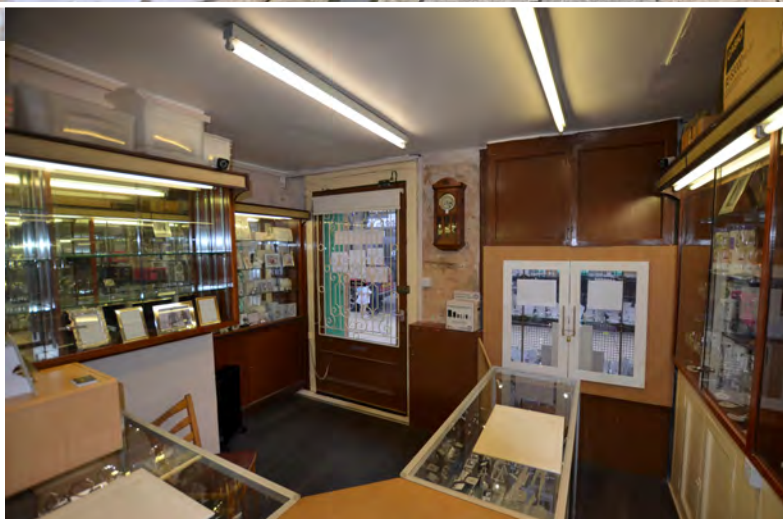




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)
www.alliedsurveyorsscotland.com



FOR SALE

190 High Street, Portobello, Edinburgh, EH15 1EX

- ✔ Commercial premises suitable for a range of Class 1A uses
- ✔ Situated in thriving and highly sought after Portobello High Street
- ✔ Benefits from a high level of passing footfall and traffic
- ✔ Offers over £95,000 exc VAT
- ✔ Approximate net internal area of 22.43 sq m (241 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



ALLIED SURVEYORS SCOTLAND

LOCATION

Portobello is a thriving and highly sought-after suburb of Edinburgh located approximately 4 miles east of the city centre. Its popular promenade and beach ensure the area enjoys regular visitors who are also attracted to the high street's mix of independent boutiques and national retailers.

Retiral now forces the sale of the property which for many years has served as a successful family-run watchmakers and jewelers business.

The subjects are situated on the north side of Portobello High Street in between Bath Street and Regent Street. The area is mixed commercial and residential with car parking widely available and excellent public transport links.

Adjoining commercial occupiers to the premises include Sainsbury's Local, Boots the Chemist, Greggs, the Deli Coffee Shop and Tills & Company book shop.

DESCRIPTION

The subjects comprise a single windowed commercial premises suitable for Class 1A uses. It is arranged over ground floor with flats to the upper levels and forms part of a two storey and attic building.

The premises comprises a sales area to the front with a staff/work room, tea prep and sink, walk-in storage and W.C to the rear.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

22.43 sq m (241 sq ft)

PRICE

Our client is seeking offers over £95,000 ex VAT for the heritable interest in the property.

TERM

Heritable (Scottish equivalent of English freehold)

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,500 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains supply electricity and mains water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is E.

A copy of the recommendation report is available on request.

LEGAL COSTS

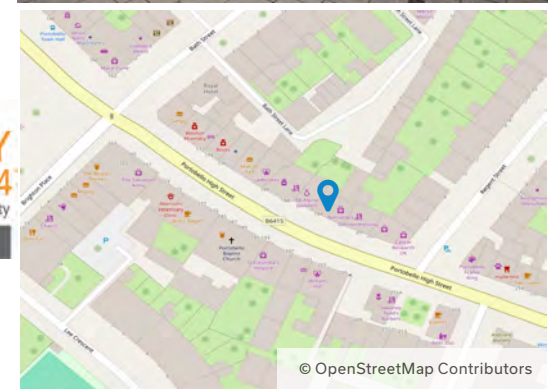
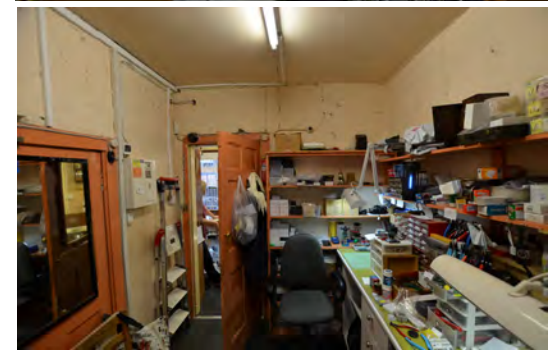
Each party shall be responsible for their own legal costs incurred in connection with the transaction. The purchaser will be liable to meet any LBTT or VAT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

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