

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Heritable Office Opportunity in Central Edinburgh

www.acuitus.co.uk

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Property Information

Heritable Office Opportunity in Central Edinburgh

- Modern office building in a mixed use area
- Located close to Edinburgh City Centre
- Future residential potential (subject to consents)
- On-site car parking
- Nearby occupiers include Cairn, Bestway and Lothian Buses
- VAT Free

Lot

38

Auction

15th May 2025

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

43 miles east of Glasgow

Roads

A7, A720, M8, M9

Rail

Edinburgh Waverley Station

Air

Edinburgh International Airport

Situation

Edinburgh is Scotland's capital City and the historic, administrative and financial centre of the country, as well as the home of the Scottish Parliament. The City has a population of 550,000 and is the second most visited city in the UK with an average 4 million visitors per year.

Hopetoun Street is located to the north of Edinburgh City Centre approximately 1 mile from Waverley Station and is in close proximity to Leith Walk.

Tenure

Heritable.

Description

The property forms part of the ground floor of a large residential block and benefits from 3 dedicated car spaces. Internally, the property provides open plan office accommodation with Cat II lighting, shower facilities, double glazed windows and comfort cooling.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	230.79	(2,484)	VACANT POSSESSION
Total Approximate Commercial Floor Area		230.79	(2,484) (1)	

(1) The commercial floor areas stated above are those published by the Scottish Assessors' Association (www.saa.gov.uk).

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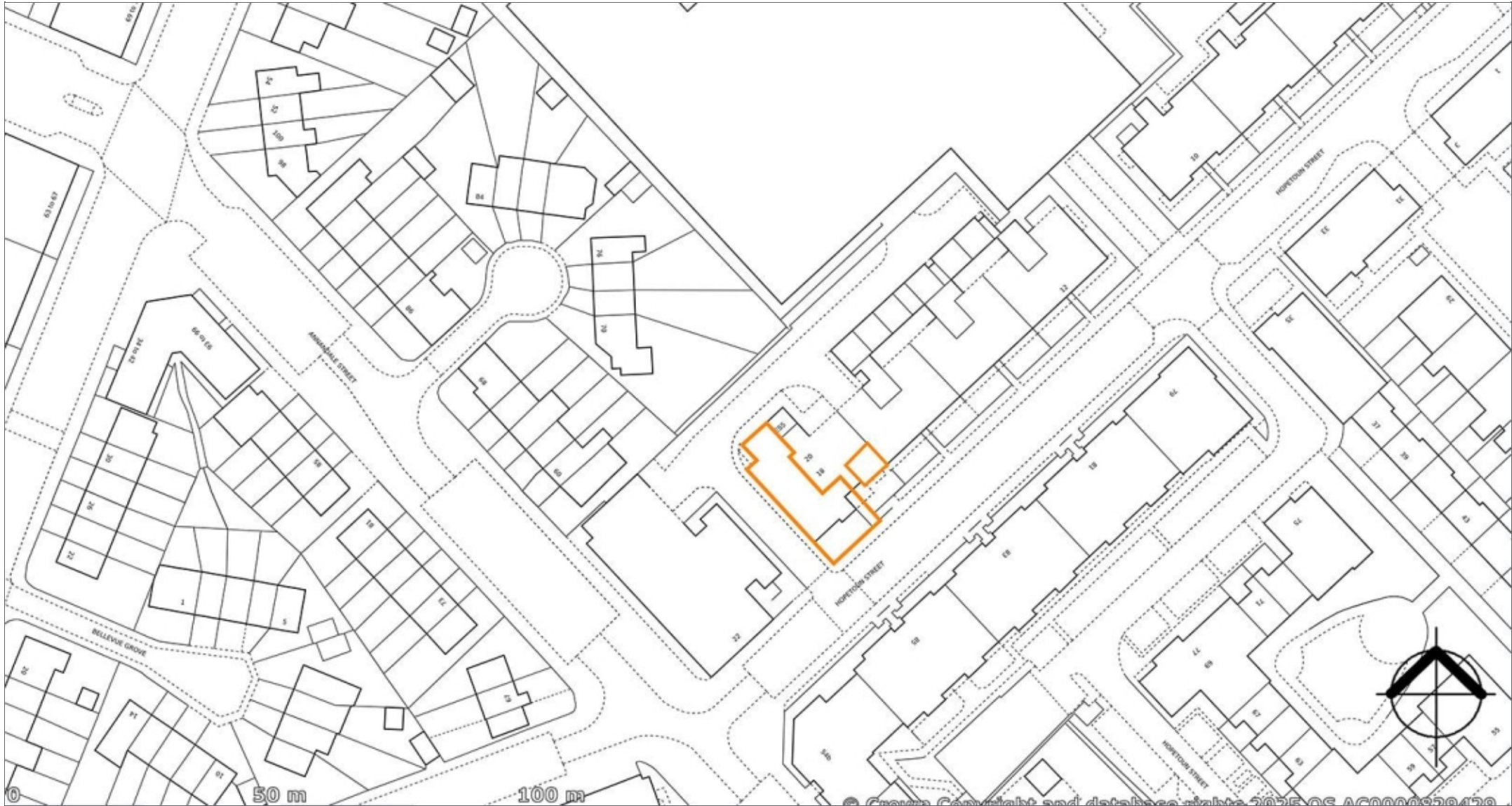
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2024