

# Lot 11

£119,000 per annum  
exclusive

## Raeburn House, 32 York Place, Edinburgh EH1 3HU

Heritable City Centre Office Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Rent p.a.x.
Basement	Office	274.90 sq m	(2,959 sq ft)	FEATHER BROOKSBANK (1)	£119,000
Ground	Office	234.02 sq m	(2,519 sq ft)		
Mezzanine	Office	69.49 sq m	(748 sq ft)		
First	Office	118.36 sq m	(1,274 sq ft)		
Second	Office	80.64 sq m	(868 sq ft)		
Third	Office	38.09 sq m	(410 sq ft)		
<b>Totals</b>		<b>815.50 sq m</b>	<b>(8,778 sq ft)</b>		<b>£119,000</b>

(1) The property is currently occupied by Carat and iProspect media agencies. Further information can be found in the legal pack.

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### Key Details

- **City Centre Office Investment**
- **Opposite the new Edinburgh St James, a 1.7 million sq ft retail scheme**
- **Approximately 815.50 sq m (8,778 sq ft)**
- **Active Management/Residential Development potential (subject to consents)**

### On Behalf of Administrators

#### Location

**Miles:** 800m north of Edinburgh Waverley Railway Station  
**Roads:** A1, A7 and A720 (City By-pass)  
**Rail:** Edinburgh Waverley Railway Station  
**Air:** Edinburgh International Airport

#### Situation

The property is situated in Edinburgh City Centre on the north side of York Place, opposite its junction with Elder Street which leads directly to Multrees Walk and the 1.7 million sq ft Edinburgh St James retail and leisure scheme (currently under construction). York Place benefits from a mix of office, residential and leisure uses.

#### Description

The property comprises a Grade A (Scottish equivalent of English Grade II) office building comprising office accommodation on lower ground to second floors. The property may benefit from active management/residential development potential (subject to consents).

#### Tenure

Heritable (Scottish equivalent of English Freehold).

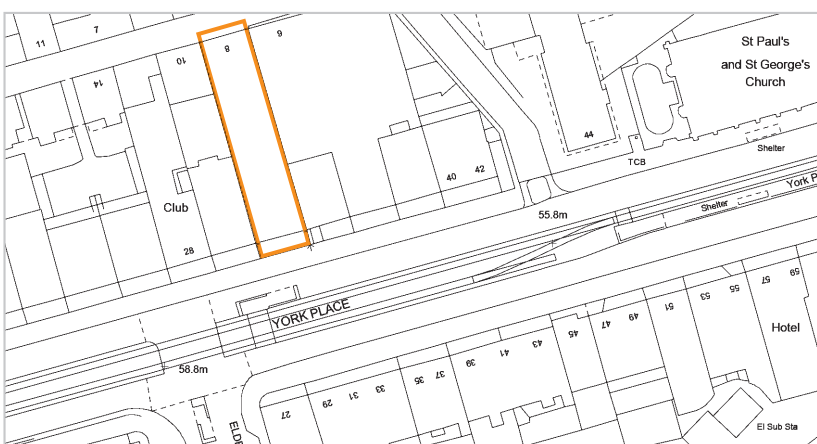
#### VAT

VAT is applicable to this lot.

#### Six Week Completion

#### Note

This property is being marketed for sale on behalf of Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.



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