

## Unit 2, Craighall Road, Edinburgh, EH6 4QS

Heritable development opportunity







### **Key Details**

- · Development opportunity in the affluent suburb of
- · Located to adjacent to Sainsbury's Local with on street parking
- · Planning consent for three residential flats
- · Fully refurbished to shell condition
- · Low capital value
- · Potential for alternative uses such as gym, healthcare and trade counter (subject to planning)

Miles: 2 miles north of Edinburgh city centre

47 miles east of Glasgow

Roads: A1
Rail: Waverley Station Edinburgh Airport

### Situation

Craighall Road links Ferry Road (one of the main routes linking Edinburgh city centre and the A1) to the waterfront to the north of Edinburgh city centre. Located in Trinity, the property is situated adjacent to Sainsbury's Local and Trinity Academy, one the largest secondary schools in the city.

With a dedicated entrance from Craighall Road, the property comprises the rear ground floor of a larger building. Fitted out to shell specification, Unit 2 has consent to be developed into 3 residential units. Full plans are available in the legal pack for this property.

## Tenure

Heritable

### VAT

VAT is applicable to this lot.

Please contact Mhairi Archibald (07718899341)

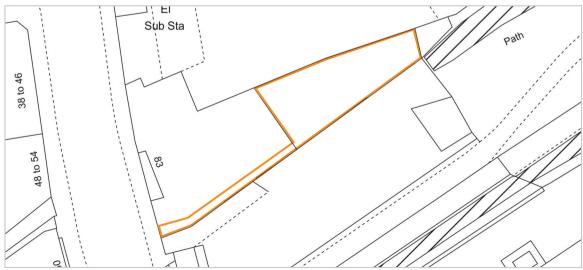
### Six week completion is available

### **Energy Performance Certificate**

See legal pack at acuitus.co.uk

## **Tenancy and accommodation**

Floor	Floor Areas (Approx)		Possession
Rear Ground Floor	232.30 sq m	(2,500 sq ft)	Vacant
TOTAL	232.30 sq m	(2,500 sq ft)	



Mhairi Archibald Mhairi.archibald@acuitus.co.uk

# Peter Mayo

+44 (0)20 7034 4864 +44 (0)7833 459 318 Peter.mayo@acuitus.co.uk

**Associate Auctioneer** Murdo McAndrew +44 (0)7799159665

Seller's Solicitors: Shepherd and Wedderburn LLP

**Lewis Quinn** +44 01224 343 548 lewis.quinn@shepwedd.com