

Lot 36

Vacant

Unit 3, Craighall Road,
Edinburgh, EH6 4QS
Heritable development opportunity



Key Details

- Development opportunity in the affluent suburb of Trinity in Edinburgh
- Located to adjacent to Sainsbury's Local
- Fully refurbished to shell condition
- Class 10 consent obtained for nursery use
- Very low capital value
- Potential for alternative uses (subject to planning)

Location

Miles: 2 miles north of Edinburgh city centre
47 miles east of Glasgow
Roads: A1,
Rail: Waverley Station
Air: 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.

Description

With a dedicated entrance from Craighall Road, the property comprises the lower ground floor of a larger building. Fitted out to shell specification, Unit 3 has Class 10 consent to allow the operation of a nursery up to 71 children. Full plans can be found in the legal pack for this property.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (0771 8899341)

Six week completion available

Energy Performance Certificate

See legal pack at acuitus.co.uk

Tenancy and accommodation

Floor	Floor Areas (Approx)		Possession
Lower Ground Floor	743.20 sq m	(8,000 sq ft)	Vacant
TOTAL	743.20 sq m	(8,000 sq ft)	



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