

FOR SALE

Redevelopment Opportunity 192 Pleasance, Edinburgh

Approximate Gross Internal Area 191.4 m² (2,060 sq.ft.)



Location

The property is situated in the Pleasance area, immediately south of Edinburgh City Centre. The area is predominantly residential, with numerous offices, shops and cafes nearby. The property is within close proximity to a number of University of Edinburgh campus buildings and public transport links.

Description

Situated on the ground, first and basement levels of a residential block, the property is of concrete frame construction. The unit is accessed via two separate pedestrian entrance doors on the ground level, with blockwork walls to the ground and first floors with timber framed wired glazed windows. The first floor and basement are accessed via internal staircase, with an external cellar hatch door at pavement level also.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has been calculated to the approximate Gross Internal Area of 191.4 m² (2,060 sq.ft.).

Planning

We understand the property currently benefits from Sui Generis use under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

In principle, the property would support a variety of uses including residential, business, restaurant, café, providing that the development is in accordance with the relevant policies of the Edinburgh Local Development Plan.

Applicants must satisfy themselves as to any planning requirements by contacting the Council's Planning department at planning@edinburgh.gov.uk or 0131 529 3550.

EPC

EPC Rating G (available on request).

Rateable Value

The Rateable Value effective 1st April 2023 is currently £6,700 per annum.

Terms

The property will be sold by way of disposition and associated Deed of Conditions containing such reservations, burdens and conditions as the Head of Legal and Administrative Services may consider necessary to protect the Council's interest. These may include reservations regarding minerals, services etc and provisions regarding maintenance, insurance, uses, etc.

Offers

Offers are invited for the heritable interest of the property with the benefit of vacant possession. It should be noted that the price stated in any offer will be deemed to be net of any relevant s75 contributions.

Fees

The purchaser will be expected to pay the Council's reasonably incurred legal costs plus Corporate Property costs of 3% of the purchase price.

Purchaser's Development Proposals

In order for the Council to assess and evaluate offers, bids must include:

- Proposed Price
- Proposed timescale for acquisition/ development
- Conditions of purchase along with dates for purification
- Confirmation of funding
- Nature of intended use
- Details of development proposals including indicative layout drawings
- Schedule of abnormal costs (if necessary)
- Schedule of Section 75 contributions (if necessary)

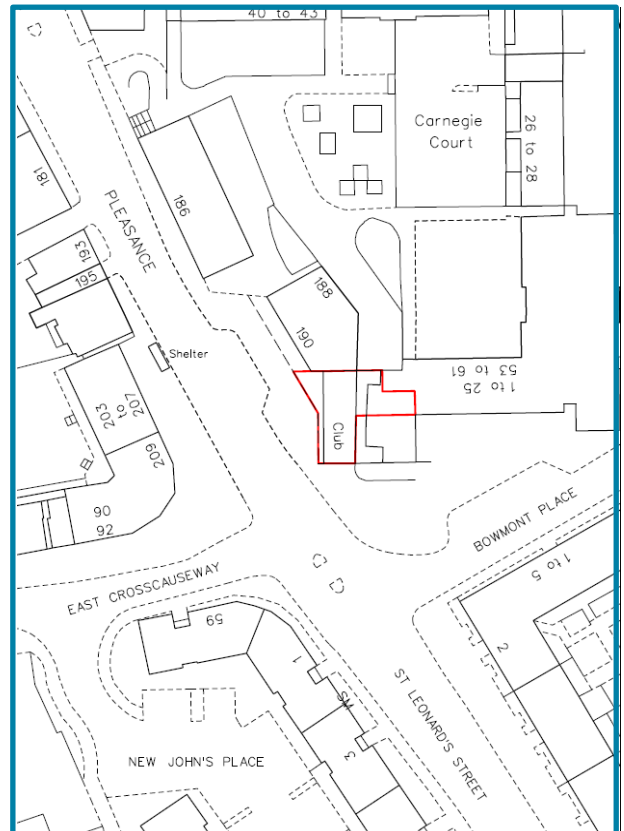
Contact/Viewing

For more information or to arrange a viewing of the premises please contact:

Greg Manson, Estates Surveyor on 0131 529 5774 or at greg.manson@edinburgh.gov.uk

Details for submitting offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. Prior to submitting a proposal, you are strongly recommended to take appropriate professional advice.
3. All offers must be received by 12 noon on the closing date (TBC). The Council will not accept late proposals under any circumstances.
4. Proposals must be sent by email to offers@edinburgh.gov.uk Hand delivered proposals /proposals by post will not be accepted.
5. The subject line of the email should state 'Closing Date Offer – 192 Pleasance' to ensure it is recorded formally.
 - No emails will be read until the closing date has passed.
 - As part of our normal processes, a receipt will be issued by return.You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
6. The Council does not bind itself to accept the highest or any offer.
7. Depending on the level and quality of offers received, the Council, may shortlist the bidders and thereafter invite those selected to submit a final offer at a second closing date.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.



These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact. Any intending purchaser must satisfy themselves by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors. *Date of Publication July 2024*