



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



## FOR SALE

3 Windsor Place, Portobello, Edinburgh, EH15 2AJ

- ✔ Former trampoline centre with party rooms and private garden
- ✔ 2 minutes' walk from sought after Portobello High Street
- ✔ 4 miles east of Edinburgh city centre
- ✔ May suit residential redevelopment (subject to planning)
- ✔ Approximate Gross Internal Area of 383.15 sq m (4,132 sq ft)

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports





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## LOCATION

Portobello is a highly sought-after suburb of Edinburgh located approximately 4 miles east of the city centre. Its popular promenade and beach ensure the area enjoys regular visitors who are also attracted to the high street's mix of independent boutiques and national retailers.

The subjects are situated on Windsor Place only a two-minute walk to the south of Portobello High Street. The surrounding area is residential in nature although there are some commercial occupiers in the street.

Car parking is available in surrounding streets and there are regular public transport links in the area too.

Nearby commercial occupiers include Tribe Party, Sainsbury's Local, Velow Bikeworks and Boots Pharmacy.

## DESCRIPTION

The subjects comprise a former trampoline and party centre set within several single storey buildings arranged around a courtyard.

Access is through a pend via an access road off Windsor Place. We understand the road is shared with adjoining residential properties. The building occupy an irregular shaped plot.

Internally, the subjects comprise a number of rooms with the largest of these hosting six trampolines. In addition, there is a café area with doors leading out to a private paved garden as well as an art room, contact room, dance studio, staff office and toilet facilities.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

383.15 sq m (4,125 sq ft)

Please refer to the floor plan overleaf which has been provided for layout purposes.

## PRICE

Our client is seeking offers over £285,000 for the heritable interests in the property.

## TERMS

Heritable (Scottish equivalent to English freehold).

## TOWN PLANNING

We understand the property benefits from Class 10 (non-residential institution) planning consent. Any interested parties with an interest in changing the current use should contact City of Edinburgh Council planning department.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a rateable value of £27,100. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

## UTILITIES

The property is served by mains gas, electricity and water.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any LBTT and VAT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.

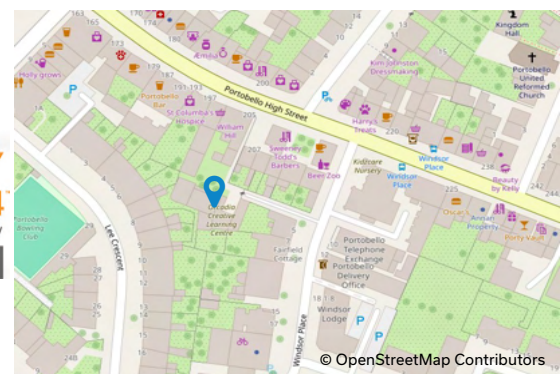


## VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887  
[iain.mercer@alliedsurveyorsscotland.com](mailto:iain.mercer@alliedsurveyorsscotland.com)

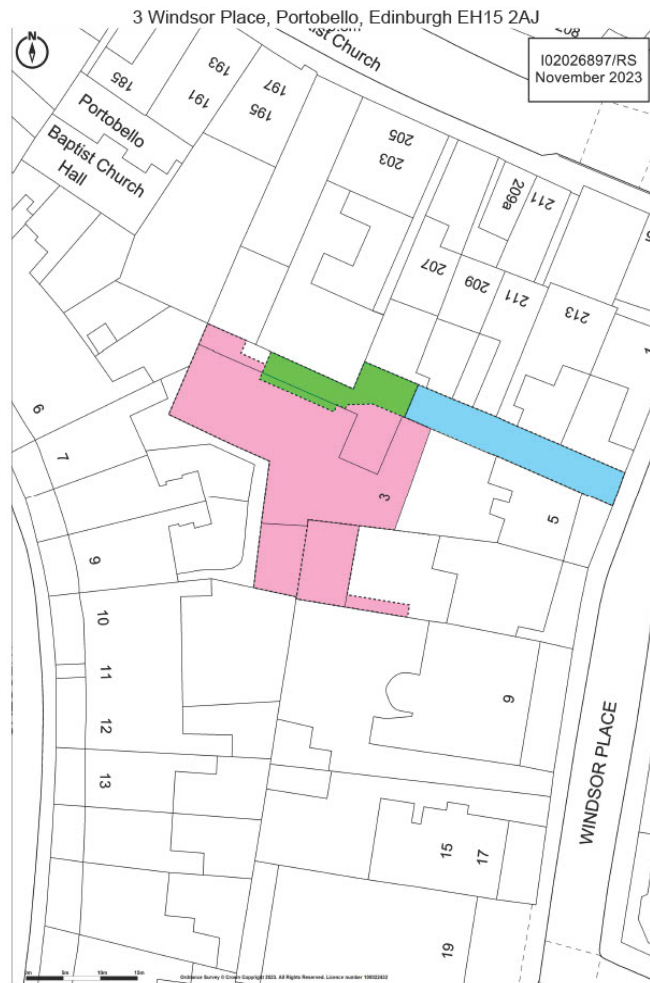
Bernadetta Majewska BSc (Hons) MRICS | Tel. 0131 357 4455 | 07917 924  
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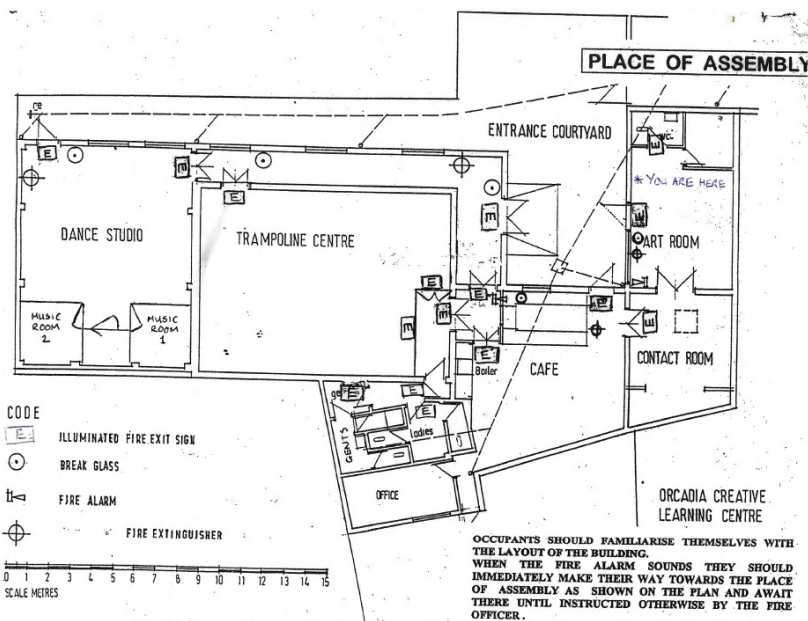
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**DEED PLAN**

Blue Area - Shared Access  
Pink Area - Property  
Green Area - Property

Promap  
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**FLOOR PLAN**