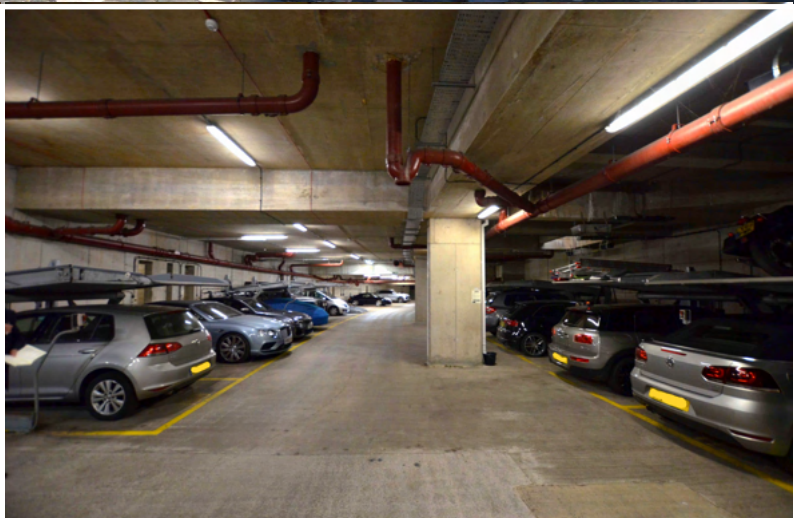
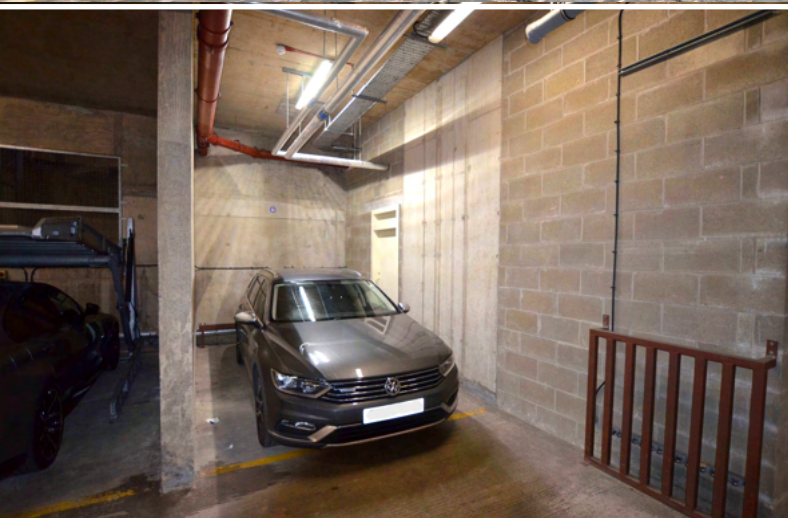




**ALLIED**  
SURVEYORS  
SCOTLAND

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## FOR SALE

Space 110, New Silvermills Car Park, NW Cumberland Street Lane, Edinburgh, EH3 6RF

- ✔ Single car parking space set within a purpose-built car park
- ✔ Benefits from an EV charging point
- ✔ Situated just off St Vincent Street and Dundas Street
- ✔ Only a short distance from George Street and Princes Street
- ✔ 14.57 sq m (156.86 sq ft)

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





# ALLIED SURVEYORS SCOTLAND

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## LOCATION

North West Cumberland Street Lane is located in Edinburgh's world renowned New Town, only a short distance north of George Street and Princes Street.

New Silvermills Car Park is situated beneath a large residential development. The street is bordered by St Vincent Street to the west and Dundas Street to the east making it easily accessible for cars and pedestrians.

The affluent district of Stockbridge with its mix of independent shops and boutiques is only a short walk away.

Public transport is readily available in the immediate area.

## DESCRIPTION

The subjects comprise a single car parking space set within a modern and purpose-built, secure underground car park of solid concrete construction.

The car park benefits from an automatic roller shutter access point and an EV charging point.

## ACCOMMODATION

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

14.57 sq m (156.86 sq ft)

The space is capable of accommodating a standard vehicle, estate, SUV or similar.

## PRICE

Our client is seeking offers over £50,000 to dispose of their single share. No VAT is applicable.

## ANNUAL LEVY

Details are available upon request.

## 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 £2,100 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

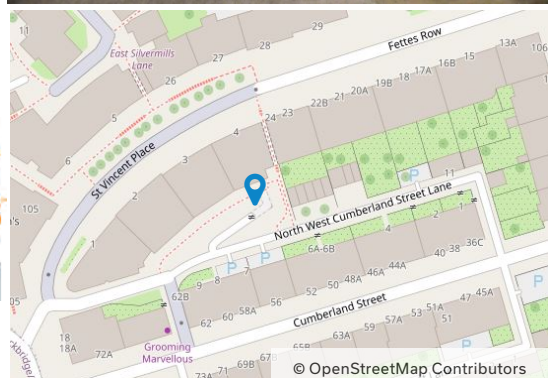
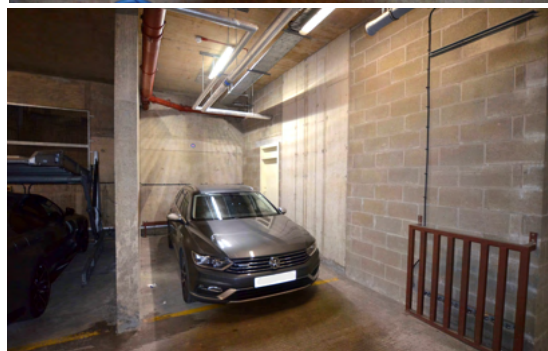
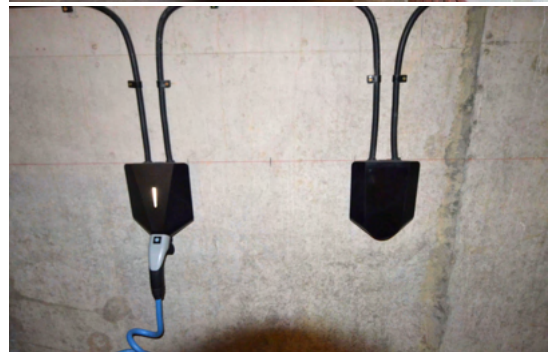
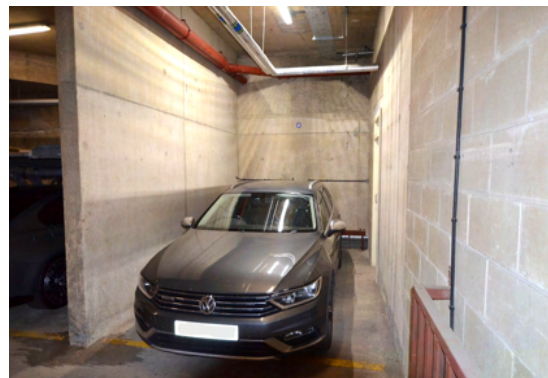
Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

## 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.

## 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) | Tel. 0131 357 4455 | 07917 924 112  
[Bernadetta.Majewska@alliedsurveyorsscotland.com](mailto:Bernadetta.Majewska@alliedsurveyorsscotland.com)



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