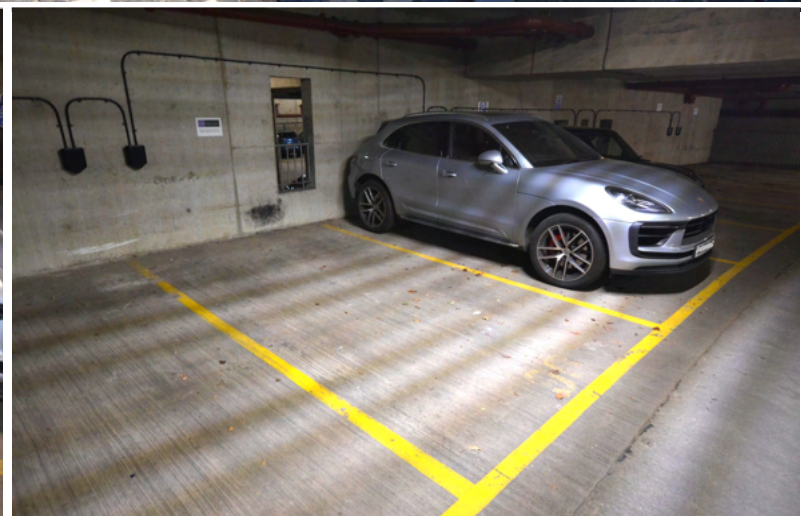




Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)
www.alliedsurveyorsscotland.com

ALLIED
SURVEYORS
SCOTLAND



FOR SALE

Space 96, 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
 - ✔ 12.86 sq m (138.43 sq ft)

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



ALLIED SURVEYORS SCOTLAND

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 car space dimensions are 4.89m x 2.63m equating to the following area:

12.86 sq m (138.43 sq ft)

The space can accommodate a standard vehicle, estate, SUV or similar. Other spaces in the car park have installed a double-deck structure to store two cars.

PRICE

Our client is seeking offers over £45,000 to dispose of their single share. No VAT is applicable.

TERMS

The sale will comprise the transfer of a single share with no legal contract necessary.

We are also selling space 97 for a separate vendor and details can be provided on request.

ANNUAL LEVY

We are advised VAT will not be applicable to the purchase price.

RATEABLE VALUE

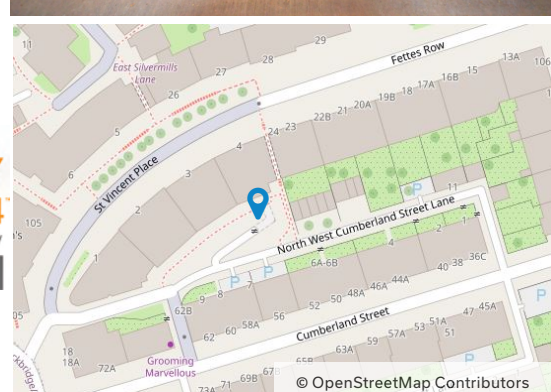
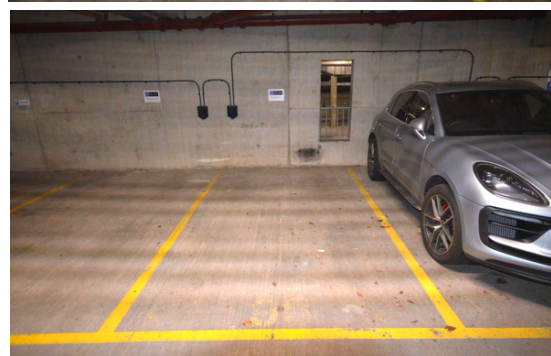
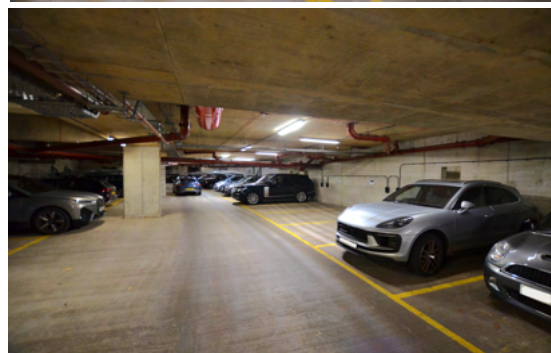
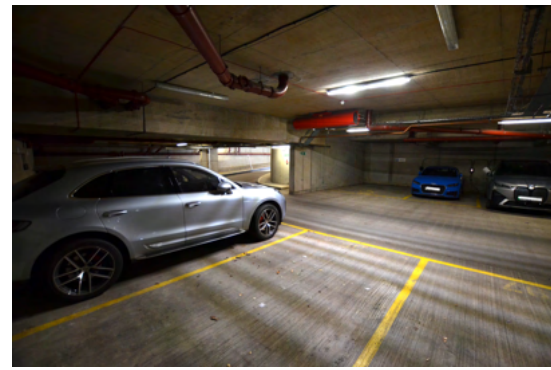
According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £2,100 effective 1st April 2023. The uniform business rate for the current year is £0.498 pence in the pound.

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.

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