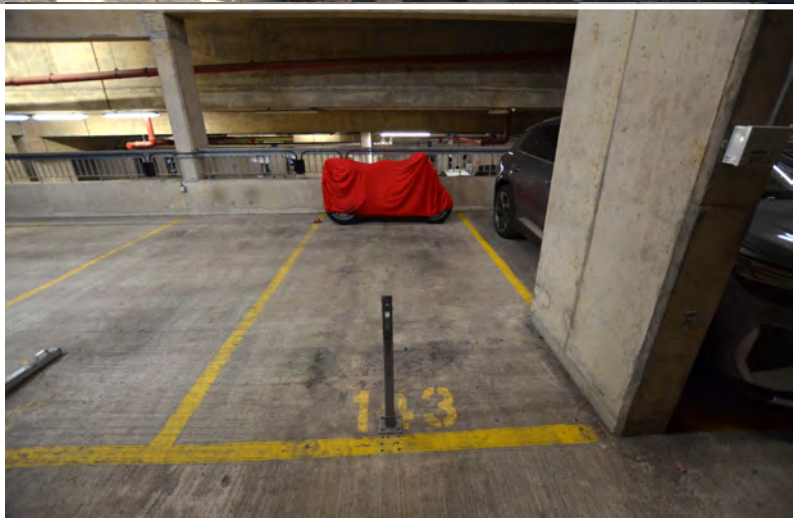
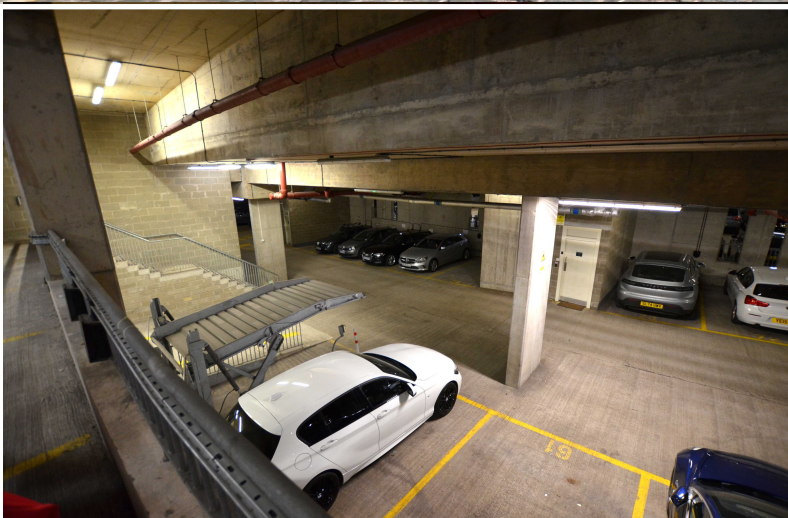




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FOR SALE

Space 143, New Silvermills Car Park, NW Cumberland Street Lane, Edinburgh, EH3 6RF

- ✔ Single car parking space set within a purpose-built car park
 - ✔ Located at first floor level
- ✔ Situated just off St Vincent Street and Dundas Street
- ✔ Only a short distance from George Street and Princes Street
 - ✔ 11.04 sq m (119 sq ft)

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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 operated by key card access. There is also a secure pedestrian gate with key card access.

ACCOMMODATION

According to our recent measurement survey the car space dimensions are 4.78m x 2.31m equating to the following area:

11.04 sq m (119 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.

VIEWING AND FURTHER INFORMATION

By contacting the sole selling agent Allied Surveyors Scotland plc.

Iain W. Mercer BA, AssocRICS | Tel. 0131 357 4455 | 07713 626 887

iain.mercer@alliedsurveyorsscotland.com

Bernadetta Majewska BSc (Hons) MRICS | Tel. 0131 357 4455 | 07511499420

Bernadetta.Majewska@alliedsurveyorsscotland.com

TERMS

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

ANNUAL LEVY

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

RATEABLE VALUE

There is current no Rateable Value on the subjects however the purchaser is advised to inform Non-Domestic Rates at City of Edinburgh Council to request a reassessment.

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.

