



ALLIED
SURVEYORS
SCOTLAND

53A AND 55 ABBEYHILL, EDINBURGH, EH8 8EA

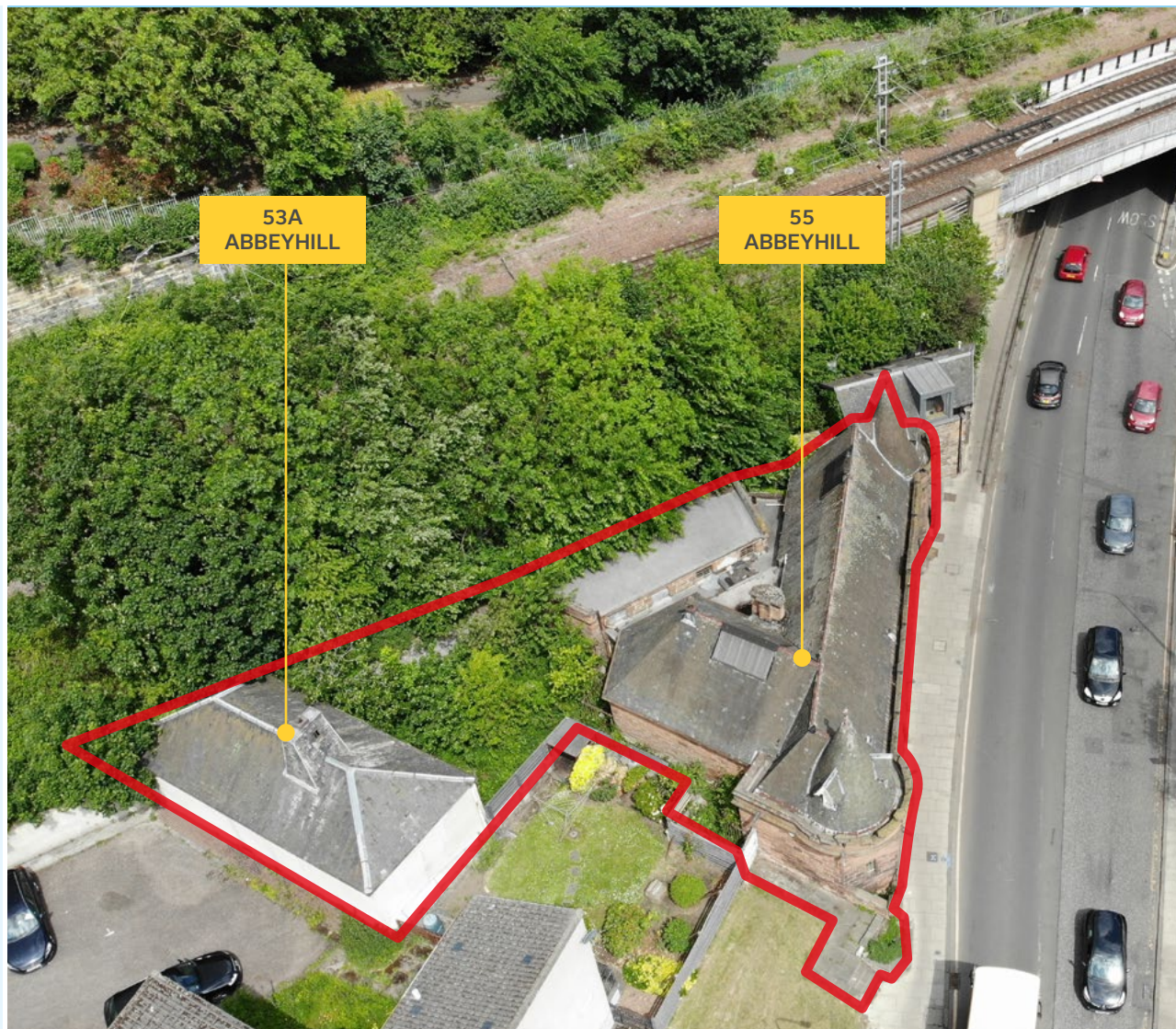
FOR SALE



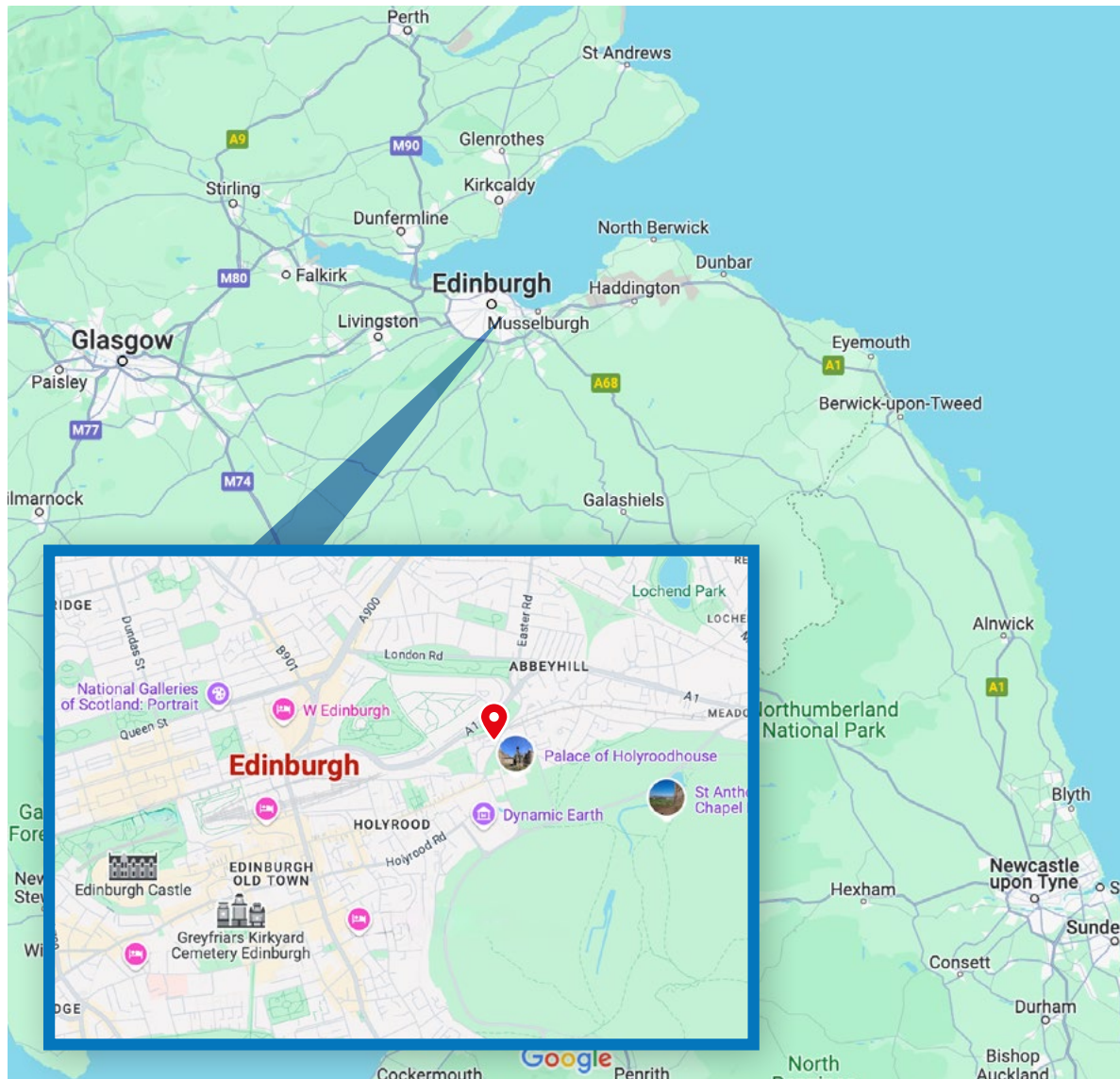
FOR SALE



- ✓ Former Armenian restaurant, pumphouse and orchard in Edinburgh's Abbeyhill
- ✓ Originally a police station dating to 1896 (category B-listed) designed by Robert Morham
- ✓ Pumphouse is equipped with original machinery and a capped well
- ✓ Historic and uniquely characterful properties rarely available in Edinburgh
- ✓ May suit a wide range of uses subject to securing the necessary planning consents
- ✓ Sold with access to one parking space in a nearby private resident car park
- ✓ Located directly opposite an entrance to the Palace of Holyrood House
- ✓ Extends to an approximate gross internal area of 255.48 sq m (2,750 sq ft)
- ✓ **Offers over £500,000 invited for the Heritable interest (No VAT)**



LOCATION & SITUATION



Abbeyhill is one of the oldest areas of Edinburgh lying to the east of the city centre adjacent to the green expanses of Holyrood Park, Arthur's Seat and Salisbury Crags.

The surrounding area is residential in nature but busy with tourists visiting landmarks such as the Palace of Holyrood House, Scottish Parliament and The Royal Mile.

The subject is located on Abbeyhill which connects with Canongate and Calton Road, close to its junction with Abbeyhill Crescent. It is directly opposite an entrance to the Palace of Holyrood House.

Public transport is widely available whilst metered and permit car parking can be sought on nearby roads.

We understand there is one allocated car parking space with the subjects located within Abbeyhill Crescent to the rear of the Pumphouse.



EDINBURGH



PROPERTY DESCRIPTIONS



55 ABBEYHILL

The Armenian Aghtamar Lake Van Monastery in Exile Restaurant

The subjects comprise a category B-listed, Robert Morham designed former police station dating to 1896. It is a single storey building of red sandstone construction contained beneath a pitched and slated roof.

This is a richly detailed property featuring 6 bay windows with a round arched doorway and numerous animal gargoyles attached to the parapet. Its Romanesque design and fish scale slates to the corner turrets bring a uniqueness and characteristic rarely seen in Edinburgh.

A large, studded oak entrance door leads into an entrance and an irregular shaped floor space. There are two halls, the largest of which, Sergeant's Hall, has an original parquet floor leading to a kitchen (no fixtures and fittings remain), WCs, stores and an office. The stores to the rear are believed to be former police cells.

The orchard to the rear can be accessed directly via a back door or a side gate.

53A ABBEYHILL

A pumphouse with a history steeped in brewing

The subject comprises a former pumphouse of brick construction and a harled render with a timber facia contained beneath a pitched and slated roof. The main entrance doors are timber.

The pumphouse sits on the western flank of the site affronting an orchard containing a number of fruit trees including plum, apple and pear. The orchard can be accessed from the rear of 55 Abbeyhill but also from Abbeyhill itself via a side gate.

Running to the rear of the orchard is a boundary wall shared with Network Rail with the East Coast Main Line directly above.



HISTORY



Towards the end of the 19th century, this area of Abbeyhill was dominated by heavy industry with a chemical works and two breweries – Robert Younger's St Ann's Brewery and Scottish & Newcastle's Holyrood Brewery where the Scottish Parliament now sits.

Within the pumphouse is a capped well which is understood to be around 12 foot deep (or more). Original machinery remains and it is believed the water source from here served these breweries, but may date back even further to Archibald Campbell Younger's Croft-an-Righ brewery which opened in 1786.

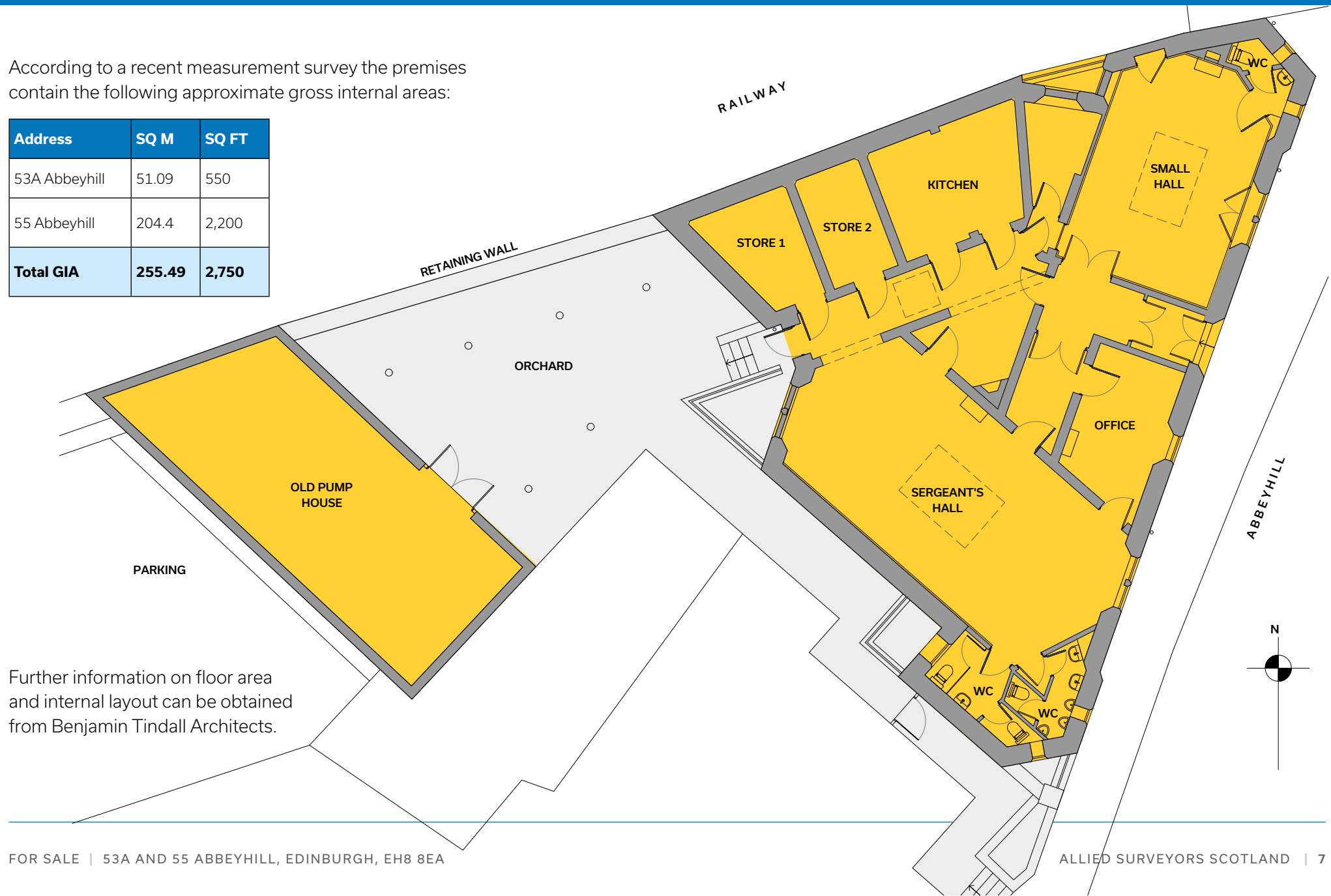
Following the closure of the police station in around 1932, 55 Abbeyhill was owned by the Edinburgh City Mission and the United Pentecostal Church. It re-opened in the 1980s as The Armenian Aghtamar Lake Van Monastery in Exile Restaurant and quickly gained a formidable reputation as Edinburgh's most mysterious eatery. Armenian cuisine was provided by its eccentric owner and it traded successfully up until 2012. Thereafter, the property was used as a store for clothes being exported to Armenian charities but has largely remained unoccupied..

ACCOMMODATION



According to a recent measurement survey the premises contain the following approximate gross internal areas:

Address	SQ M	SQ FT
53A Abbeyhill	51.09	550
55 Abbeyhill	204.4	2,200
Total GIA	255.49	2,750

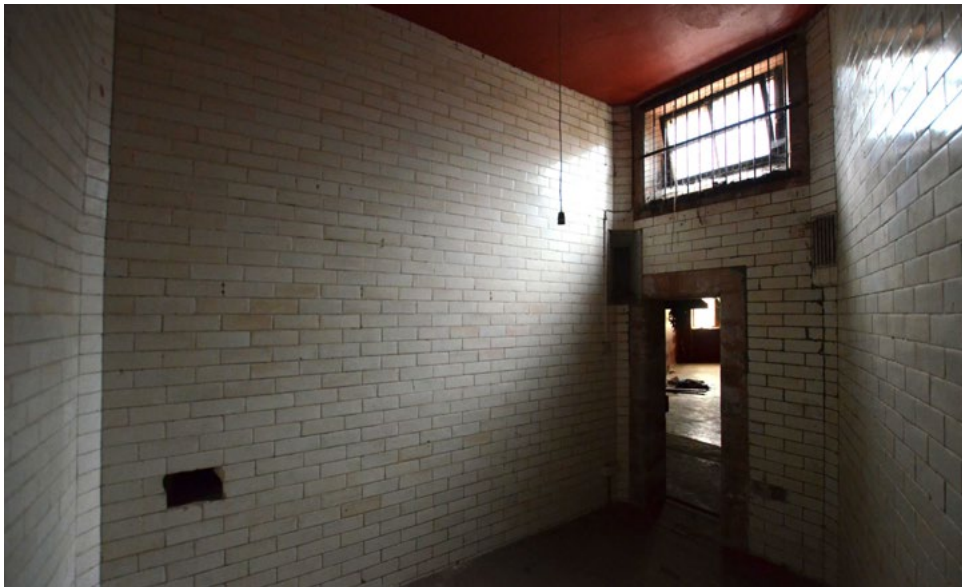


Further information on floor area and internal layout can be obtained from Benjamin Tindall Architects.

GALLERY



GALLERY



PRICE

Our client is seeking offers over £500,000 for the benefit of the Heritable interest in the subjects.

TERMS

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects at 55 Abbeyhill have a rateable value of £16,600 and the subjects at 53A have a rateable value of £700. The uniform business rate for the current year is £0.498 pence in the pound.

TOWN PLANNING & LISTED BUILDINGS

We understand 55 Abbeyhill is suitable for restaurant use compliant with Class 3 (Food and Drink) and 53A Abbeyhill is suitable for storage.

Interested parties may consider alternative uses and are encouraged to make further enquiries with City of Edinburgh Council's Planning Department.

According to Historic Scotland, 55 Abbeyhill is category B-listed.

UTILITIES

We understand 55 Abbeyhill was served by mains gas, electricity and water, however these services have all since been disconnected. It is unknown what connections are available in 53A Abbeyhill.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is A. A copy of the recommendation report is available on request.

VAT

The properties are not elected for VAT.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual purchaser liable for any Registration Dues or LBTT thereon.

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 agent, Allied Surveyors Scotland.

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