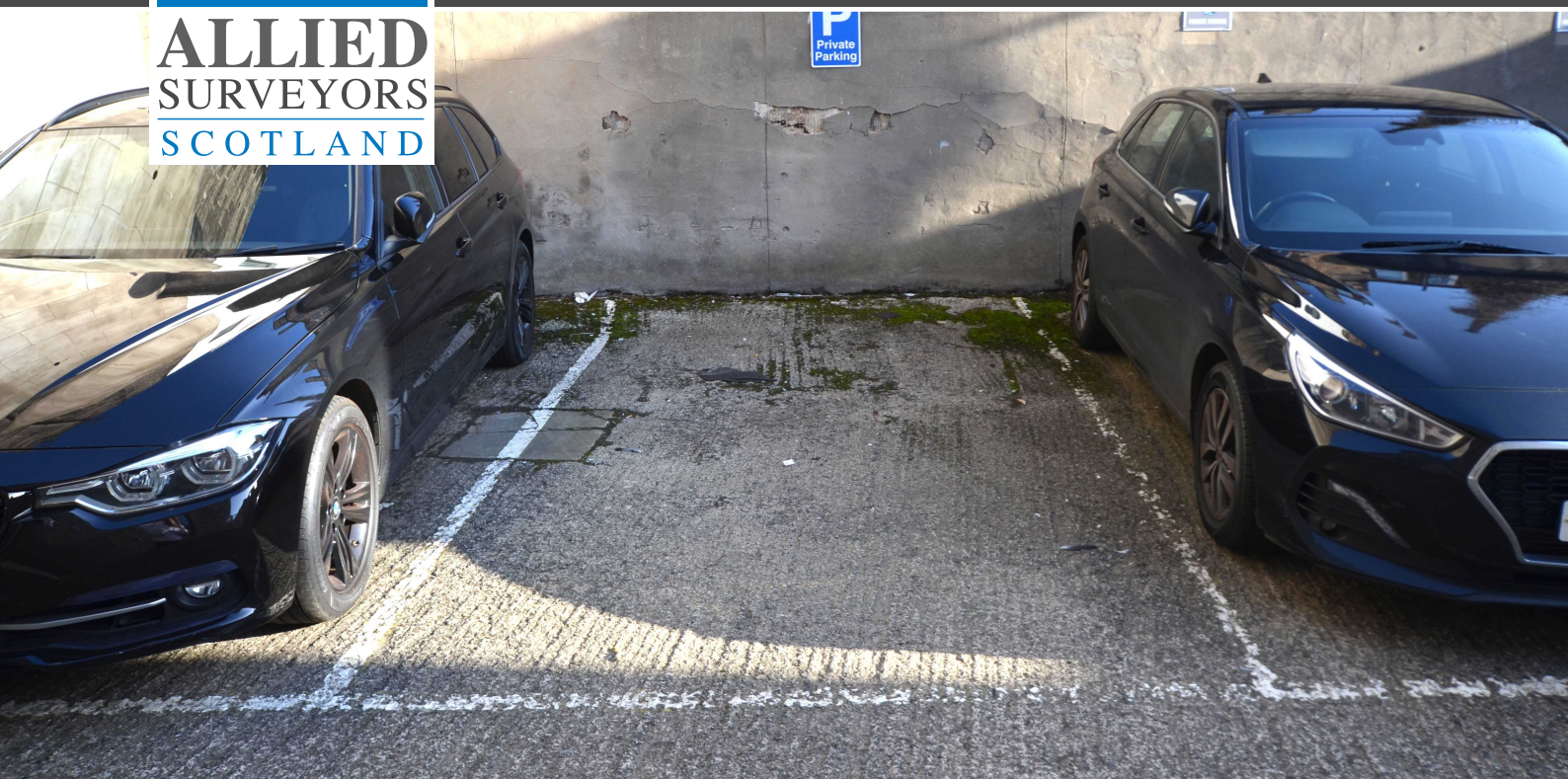




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 @AlliedEdinburgh
www.alliedsurveyorsscotland.com



FOR SALE

Car Parking Space, 91 Constitution Street, Leith, Edinburgh, EH6 7AE

- ✔ Single car parking space situated close to The Shore
- ✔ Located via a vennel and set within a private courtyard
- ✔ Close to a range of offices, residences and private businesses
- ✔ Ideal opportunity for private investor or owner occupier
- ✔ Offers over £25,000 (no VAT) invited

Commercial Valuation | Agency | Investment Advice
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LOCATION

The Leith area of Edinburgh lies approximately 1.5 miles north of the city centre.

The subjects are situated on Constitution Street which connects the junction of Leith Walk and Great Junction Street with Albert Dock.

The property is located on the east side of the street, accessed via a pend, and is opposite the corner of Queen Charlotte Street. Nearby occupiers include: Ignite Design, Dulse Seafood and Wine, Harbour Homes Scotland and The Old Spence Café.

The Shore tram stop is a short walk away offering regular services to the city centre and Newhaven.

DESCRIPTION

The subjects comprise a single car parking space forming part of a row of similar parking spaces.

It is accessed through a vennel via a cobbled lane leading to a courtyard area.

The space is lined and set against a high wall. The space is of a standard size and is situated on a tarmac road covering.

PRICE

Our client is seeking offers over £25,000 for the heritable interest in the space.

No VAT is applicable.

TERMS

Heritable (Scottish equivalent to English freehold).

RATEABLE VALUE

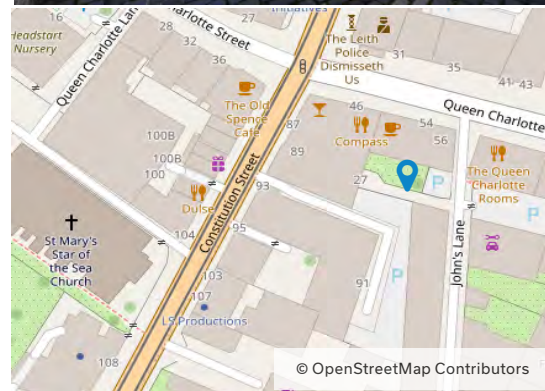
According to the Scottish Assessor's website, the car parking space is not listed.

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 contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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