

1 Maurice Place,  
Edinburgh EH9 3EP

- Prominent Class 1A accommodation
- Situated south of Edinburgh's city centre
- Benefits from a large display frontage
- Passing Rent of £7,500 per annum

- Net Internal Area: 24.13 Sq M (259 Sq. Ft)
- Offers over £120,000 (exclusive of VAT)
- VAT Free Investment

## LOCATION

The subjects are located within the popular area of Blackford on Maurice Place, which is situated just south of Edinburgh's city centre and lies within close proximity to Blackford Avenue and Charterhall Road, key routes connecting to Morningside, Marchmont, and the wider city.

More specifically, the property is positioned within a well-established residential area, as well as other similar style commercial properties. Nearby occupiers include a mix of independent retailers and service providers. The area is also in close proximity to landmarks such as Blackford Hill and The Royal Observatory.

The unit benefits from excellent transport links with regular bus services to key destinations such as Princes Street, Morningside, and Newington. Additionally, the location provides convenient access to major road networks, enhancing connectivity to the city centre and surrounding areas. The subjects also lie within relatively close vicinity the University of Edinburgh's Kings buildings—which house various lecture theatres and buildings including for the School of Engineering's Institute for Infrastructure and Environment.

## DESCRIPTION

The subjects comprise a ground floor self-contained retail/Class 1A unit forming part of a traditional stone-built tenement building situated on Maurice Place in the Blackford area of Edinburgh. The unit benefits from a prominent position with full height display windows, providing excellent natural light and visibility. Access is gained via a timber framed and glazed entrance door located at the front of the property.

Internally, the property is configured to provide an open-plan retail space. There is a further ancillary storage accommodation and a w/c facility situated to the left-hand side of the unit.

## ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	24.13	259
<b>Total</b>	<b>24.13</b>	<b>259</b>

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £2,700. Occupiers therefore can benefit from 100% rates relief in line with the small business bonus scheme.

## LEASE TERMS

Subjects	1 Maurice Place, Edinburgh EH9 3EP
Tenant	Derek Bremner and Craig McCluskey
Rent per annum	£7,500
Date of Entry	01/05/2022
Break Option	Mutual break option on 01/05/2027 subject to 6 months written notice either way.
Termination Date	30/04/2032
Duration	10 years
Rent review	Five yearly rent reviews. Next scheduled for 01/05/2027. On an upward only basis

## PRICE

Our client would consider offers over £120,000 (exclusive of VAT).

## EPC

Available on request

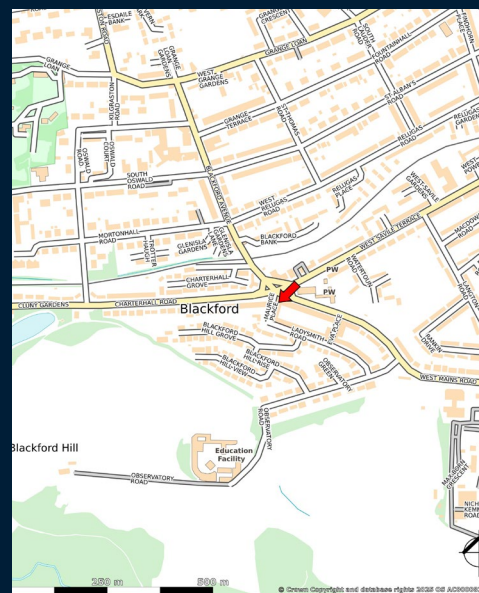


## LEGALS

Each party is to pay their own legal costs, and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction. All prices are quoted exclusive of VAT.

## VAT

We understand that the subjects are not elected to tax and therefore VAT is not applicable upon the purchase price.



For any queries or to arrange a viewing, please contact —

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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7. Date of Publication: February 2025