

FOR SALE

**PROPERTY, ROADS AND
INFRASTRUCTURE**

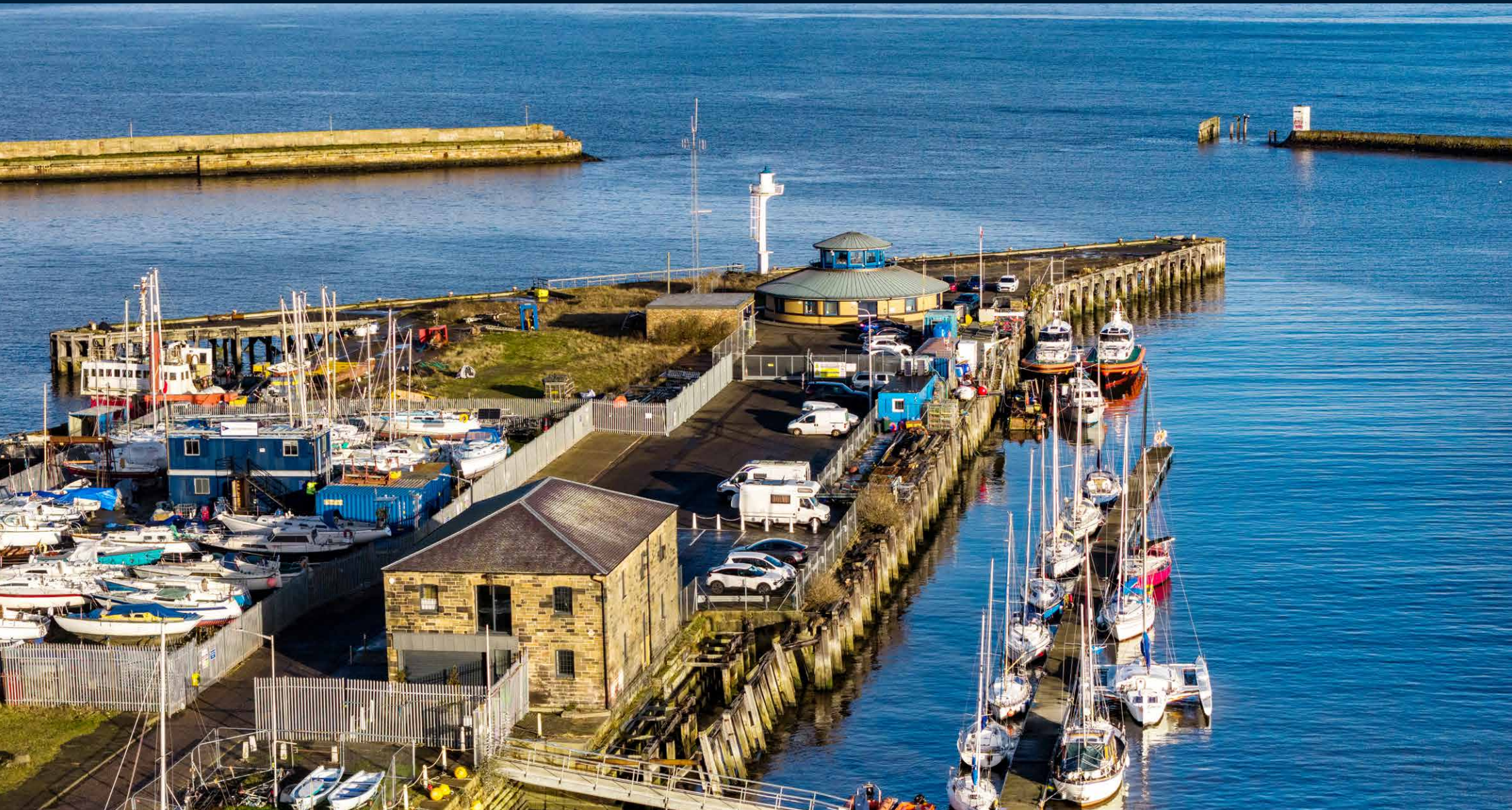
GRAHAM + SIBBALD



GRANTON HARBOUR ESTATE, EDINBURGH

- THE GUNPOWDER STORE
- ROADS AND INFRASTRUCTURE

The subjects form part of the wider Granton regeneration area with proposals in place to create a new bustling and connected neighbourhood with a mix of residential, commercial, greenspaces and walkways planned.



Location

The subjects lie within the Granton area of Edinburgh, three miles north of Edinburgh City Centre. The location benefits from being in close proximity to the vibrant Leith neighbourhood with proposals to extend the current Tram line to run through Granton.

In addition, the land forms part of Edinburgh Council's wider Granton Harbour redevelopment with proposals in place to regenerate the area to create a new bustling and connected neighbourhood with a mix of residential, commercial, greenspaces and walkways planned.

Description**Lot 1: The Gunpowder Store**

The property is Grade B listed and has been refurbished to provide modern offices on the first floor and a fully furnished sales showroom and office on the ground floor with three toilets and a fitted kitchen on the 1st floor.

Lot 2: Roads and Infrastructure

The subjects currently provide the access roads with associated infrastructure into and around the development plots of the wider Granton Harbour area.

Size

The Gunpowder Store extends to an approximate gross internal area of 294 sqm / 3,165 sqft.

Rateable Value

The Gunpowder Store is listed as 21 Lochinvar Drive and has a Rateable Value of £26,300.

Planning

An application was made for The Gunpowder Store 18/00198/FUL - Alter existing warehouse building to form office, replacement of part of timber wharf.

The roads and infrastructure originally form part of planning application including the planning appeal PPA-230-2458-1.

However, both are subject to later planning applications and interested parties should undertake a detailed review of the planning history.

Estates Charge

The Purchaser will be liable for their share of an Estates Charge relating to the upkeep and maintenance of the wider Granton Harbour Estate.

Further Information

Further information can be provided including Title, Gunpowder floorplans, planning information.

Tenure

Heritable Title

Offers

Offers are invited for Lots 1 and 2 with a strong preference for one offer encompassing both Lots.

Closing date

A closing date may be set in due course. Interested parties should register their interest with the selling agents.

VAT

All prices are quoted exclusive of VAT.

AML

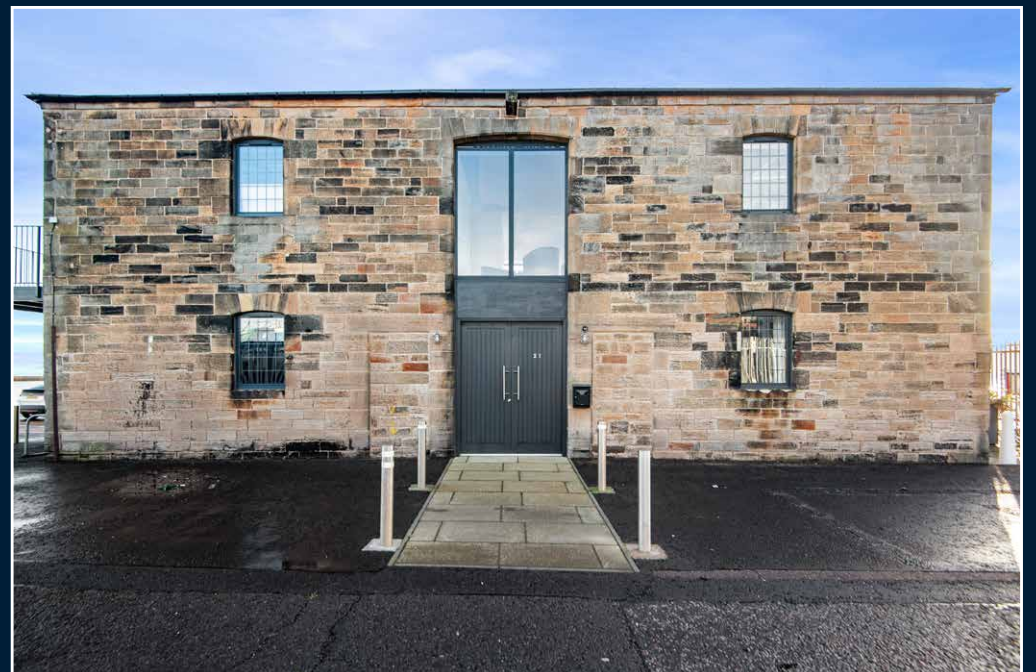
Parties will be required to comply with statutory anti-money laundering checks.

Costs

Each party to bear their own legal costs. The purchaser will be responsible for any LBTT and registration dues.

Viewing

Viewings are to be arranged through the sole selling agents.



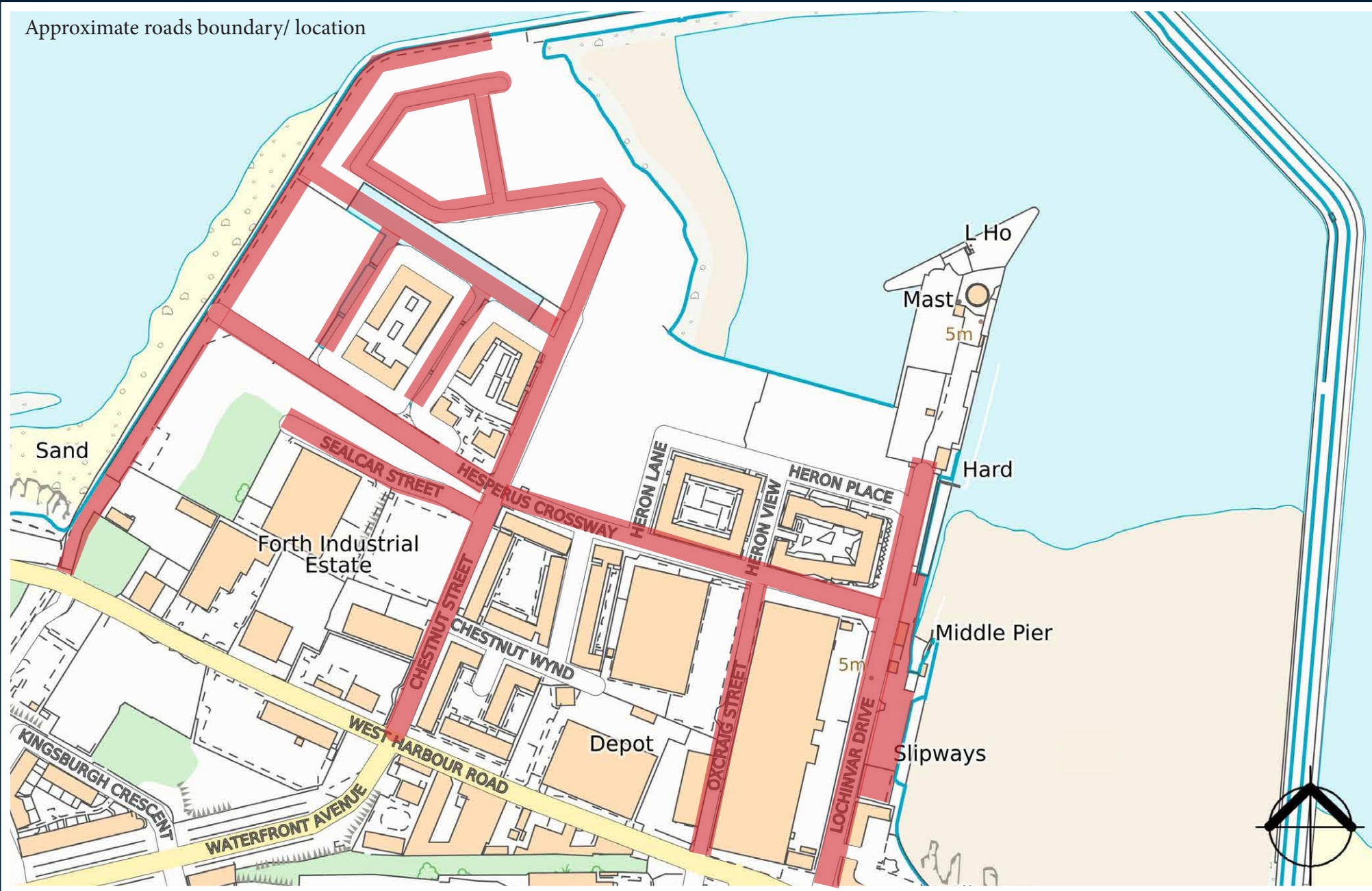


Approximate roads boundary/ location



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