



4-6 Polwarth Gardens,
Edinburgh,
EH11 1LW

- Prominent double unit within good local parade
- Located within the desirable area of Polwarth within Edinburgh
- Class 1a unit accommodation extending to 108.06 Sq M (1,162 Sq Ft)
- Offers over £225,000.
- Rent available on request
- VAT free opportunity

LOCATION

The subjects are located at 4-6 Polwarth Gardens, within the established and popular Polwarth area of Edinburgh, approximately 1.5 miles south-west of the city centre.

Polwarth is a well-regarded residential and mixed-use area, situated between the neighbouring districts of Bruntsfield, Merchiston, and Fountainbridge.

The location benefits from excellent connectivity, with regular bus services operating along nearby Polwarth Terrace and Slateford Road, and easy access to the city bypass via the A70. The surrounding area comprises a mix of traditional tenement properties, local retail units, cafés, and professional services, with a strong residential catchment supporting local trade.

More specifically, the subjects occupy a prominent position within a small retail parade on Polwarth Gardens, close to the junction with Polwarth Crescent, local occupiers in the nearby vicinity include Margiotta, Carewise Pharmacy, Café Florentin, The Polwarth Tavern and Merchiston Dry Cleaners.

The subjects can be seen on the appended plan.

DESCRIPTION

The subjects comprise a double fronted interconnected ground floor and basement commercial unit, forming part of a larger traditional four-storey, stone-built tenement property, surmounted by a pitched and slated roof.

The ground floor is currently laid out to provide bright and well-proportioned office accommodation to the front, benefitting from a large, glazed frontage onto Polwarth Gardens, affording strong visibility within a well established neighbourhood setting.

Internally, the space is currently configured to offer a front-facing office and meeting/board room, with further office and ancillary storage areas located to the rear via a half landing.

The basement, accessed by an internal stair to the front and rear, offers additional storage accommodation along with tea preparation facilities, a WC, and a shower.

ACCOMMODATION

According to our calculations and in line with the RICS Code of Measuring Practice 6th Edition we estimate the subjects extend to the following approximate net internal area:

Floor	Sq M	Sq Ft
Ground	81.79	880
Basement	26.27	292
Total	108.06	1,162

RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £17,700. We understand this property could benefit from an element of relief in line with the Small Business Bonus Scheme.

SALE PRICE

We are seeking offers over £225,000 for our clients heritable interest in the property.

RENT

Rent can be given upon request.

EPC

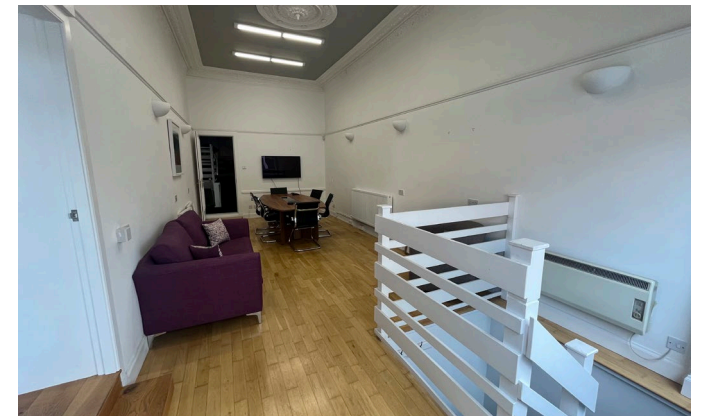
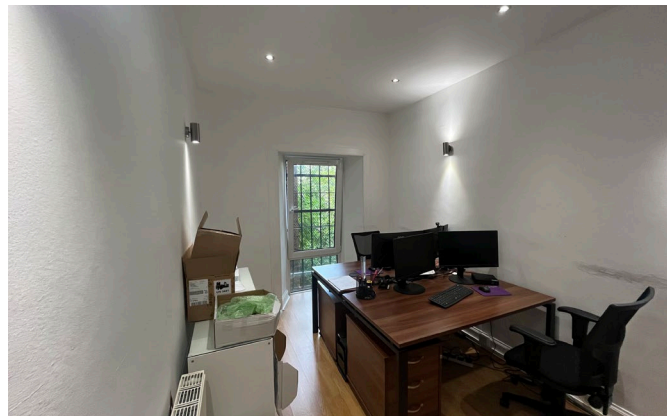
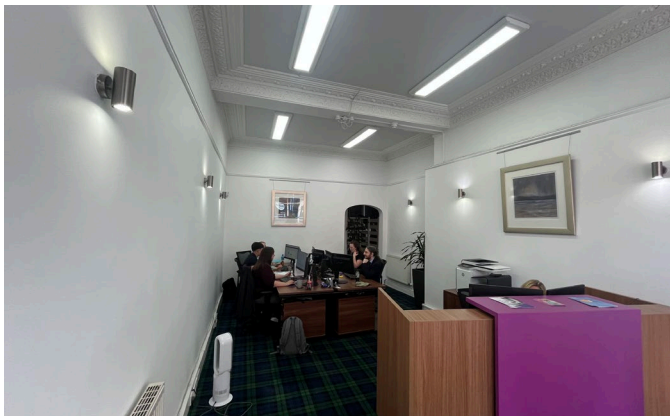
A copy of the Energy Performance Certificate can be given upon request.

LEGALS

Each party is to pay their own legal costs, the purchaser will be liable for any LBTT, VAT and registration dues incurred within the transaction.

VAT

The subjects have not been elected to tax and therefore VAT is not payable upon the sale price.





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



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