

# FOR SALE

## 8 Pittville Street Lane, EH15 2BU

An excellent redevelopment opportunity with potential for alternative uses such as residential or retail subject to planning permission and compliance with the relevant policies of the Local Development Plan



## Location

The subject is situated within the suburb of Portobello on the east side of Edinburgh approximately four miles from Edinburgh city centre. There is an excellent array of shops and eateries situated along Portobello High Street. The area also benefits from an award-winning beach and promenade.

Portobello benefits from good access to the City Bypass and the main A1 South. The area is well served by public transport with established bus routes to and from the city centre.

## Description

The subject is 193.2sq m (2,080 sq ft). The former laundry building has not been in use for several years, however there are no duly concerns of the overall stability of the building. Internally the building comprises of the ground floor with a larger main room and several smaller store rooms. The upper floor is of similar layout however, this level is inaccessible for viewing. Adjacent to side of the main building a large water tower. The surrounding area comprises of a mix of residential and commercial properties.

A structural report is available on request.

Please note the garden area and access path in the plan do not form part of the subject being marketed for disposal.

## Planning

The property lies within the Portobello Conservation Area. Accordingly, any redevelopment of the site will be subject to planning and conservation area policies.

The Planning department have indicated that they would require the stone front of the existing building to remain as this is of historic local interest.

Copies of the Edinburgh City Local Plan and Second Proposed Local Development Plan are available on-line and at the Planning reception desk, City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG.

## Terms

The property will be sold by way of disposition and associated Deed of Conditions containing such reservations, burdens and conditions as the Head of Legal and Risk and Compliance may consider necessary to protect the Council's interest. These may include reservations regarding minerals, services etc and provisions regarding maintenance, insurance, uses, etc.

## Fees

The purchaser will pay the Council's reasonably incurred legal costs plus the Council's Corporate Property Charge of 2.5% of the net purchase price.

## Offer

Offers are invited for the Council's heritable interest, with the benefit of vacant possession. Offers must be submitted by the closing date. For the Council to fully assess and evaluate offer, bids must include:

- Gross Price,
- Proposed timescale for acquisition/development
- Conditions of purchase
- Confirmation of funding
- Proposed layout drawings and schematics, providing full & detailed of intended use
- Schedule of abnormal costs (if necessary)
- Schedule of Section 75 contributions (if necessary)
- Net Price
- Guaranteed minimum price if different from net price

Where offers are not submitted in with the above instructions, this will result in the offer not being accepted.

## VAT

The property is not registered for VAT purposes and therefore no VAT will be payable on the purchase price.

## Viewing and Further Information

For more information or to arrange a viewing of the premises please contact: Deborah Bruce, Estates Surveyor, on 0131 469 3931, [deborah.bruce@edinburgh.gov.uk](mailto:deborah.bruce@edinburgh.gov.uk) or Bobby Nwanze, Property Assistant on 0131 529 5828, [bobby.nwanze@edinburgh.gov.uk](mailto:bobby.nwanze@edinburgh.gov.uk)

## Details for submitting offers

1. Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
2. When a closing date is set all offers must be received by 12 Noon on the closing date. The Council will not accept late offers under any circumstances.
3. Offers must be submitted in an offer envelope available from this Department upon request.
4. Offers by hand are preferred and must be delivered to the City of Edinburgh Council Planning and Building Control Standards Counter, Waverley Court, where a receipt will be provided.
5. Offers by post will only be accepted by prior arrangement and Recorded Delivery is recommended. Postal offers should be addressed to Corporate Property, The City of Edinburgh Council, Waverley Court, Level G4, 4 East Market Street, Edinburgh EH8 8BG.
6. It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
7. Offers received electronically, by fax or email will not be accepted.
8. Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
9. The Council does not bind itself to accept the highest or any offer.
10. Prior to submitting an offer you are strongly recommended to take appropriate professional advice.
11. Depending on the level and quality of offers received, the Council may shortlist the bidders and thereafter invite those selected to submit a final offer at a second closing date.
12. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations



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These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact.

Any intending purchaser must satisfy themselves by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors.