

Long Lease / Restoration Opportunity

• EDINBURGH •
THE CITY OF EDINBURGH COUNCIL

Portobello Town Hall

147-149 Portobello High Street, Edinburgh EH15 1AF



Location

Portobello is a popular coastal town in the Edinburgh area located approximately 3 miles East of the city centre. Amongst its main features are a promenade and wide sandy beach.

The High Street is mixed in character, with predominantly commercial occupiers at ground floor level with residential accommodation above.

The Town Hall is situated on the South side of the High Street close to its junction with Brighton Place.

There is limited parking on site including an EV charging point with further free on street parking available in the immediate vicinity.

Portobello is well served by public transport and bus stops close to the town hall offer easy access to other parts of Edinburgh and beyond.

Description

Completed in 1914, Portobello Town Hall has a blonde sandstone front elevation with remaining elevations of roughcast brick.

The roof is predominantly pitched and slated with small sections of flat roof.

The Main Hall with its ornate barrel vaulted ceiling is capable of seating over 450 people theatre style or 200 for dinner and is wheelchair accessible to the ground floor.

In addition the property includes a Lesser Hall which can accommodate up to 60 people.

Male, female and disabled WCs are provided and there are kitchen facilities situated at the rear of the property.

Current Position

Until recently the town hall was managed by the City of Edinburgh Council as a venue for events such as weddings, concerts, ceilidhs and exercise classes. It closed in July 2019 due to the condition of the building. The Council is seeking a tenant to provide a sustainable future for this important historic building.

Ideally the proposed future use should include community benefits and facilities.

Accommodation

The Gross Internal Area has been assessed as approximately 2,013 m² (21,668 ft²).



Rateable Value

The subjects have a current rateable value of £98,800.

Any new tenant would have six months to appeal the rateable value.

Discretionary relief may apply depending on the tenant's status and the use to which the property will be put.

Further information on rateable value, rates charges and rates payable can be found at www.saa.gov.uk or 0131 344 2500

Planning

The property is Category B listed and is located within the Portobello Conservation Area.

Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG on 0131 529 3550 or planning@edinburgh.gov.uk

Condition

The building is in need of a comprehensive package of refurbishment and upgrading works.

Reports on the building condition can be provided for information only and should not be relied upon.

Services

Mains gas, electricity, water and drainage are connected and all charges for such services will be the responsibility of the Tenant.

**Viewing and Further Information**

The property may be viewed by appointment only.

Please contact Alan Robertson, Senior Surveyor on 0131 529 4059, or at alan.robertson@edinburgh.gov.uk

Expressions of Interest

Please submit expressions of interest to:

Alan Robertson
Senior Estates Surveyor
City of Edinburgh Council
Level 1.5 Waverley Court
4 East Market St
Edinburgh EH8 8BG.

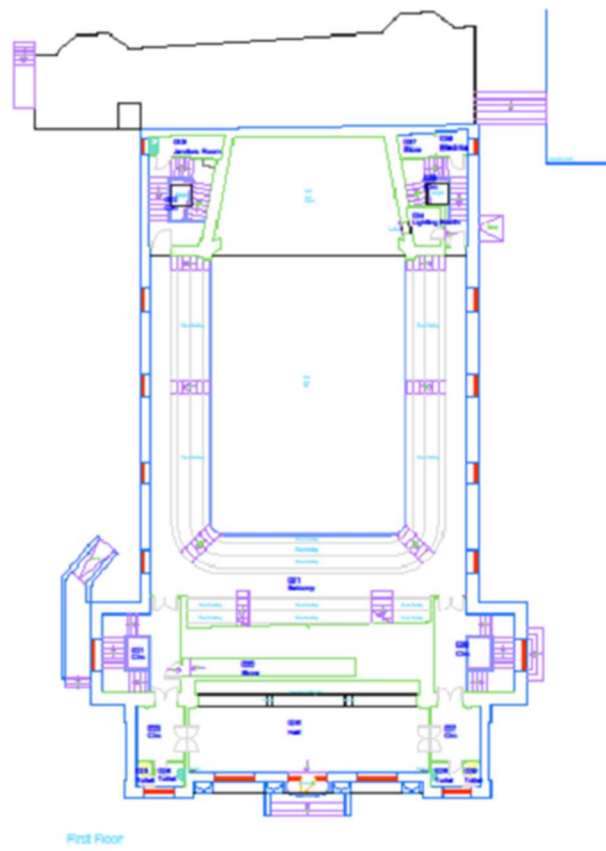
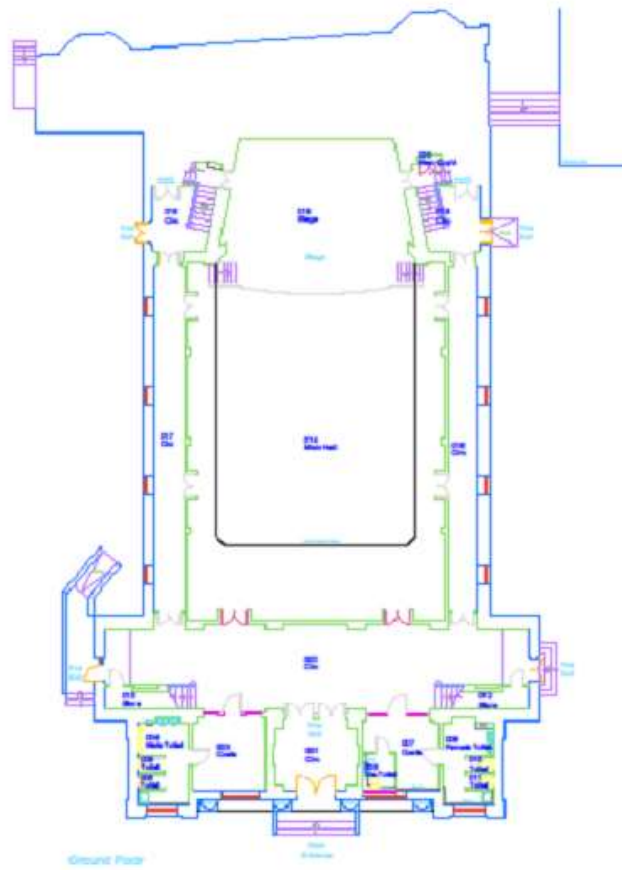
Or by email to:

alan.robertson@edinburgh.gov.uk

You should provide information on your proposal for the property and in particular:

1. The use to which it may be put together with provision for community or other public use.
2. Any refurbishment and upgrading works together and how these are likely to be funded.





You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote the property address. ITS can also give information on community language translations.

These particulars do not form part of any contract and none of the statements contained in them regarding the property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the terms of the Requirements of Writing (Scotland) Act 1995, these particulars are neither intended to create nor to 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.