

# FOR SALE

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## Joppa Promenade

Joppa, Edinburgh, EH15 2ET

Former Public Convenience

Redevelopment Opportunity



## Location

The property is located on northern side of Musselburgh Road at the eastern end of Joppa Promenade. Joppa is a residential suburb to the east of Portobello. Musselburgh Road is a major bus route with a journey time to central Edinburgh of approximately 15 minutes.

## Description

The property sits in a prominent seafront position and consists of block walls and a pitched slate covered roof. It forms part of a larger building, which operates as a pumping station, which was constructed in the 1980s.

The property extends to a gross internal area of approximately xxxx sqm (xxx sq ft) on a site of 132 sq m (1,421 sq ft).

## Planning

The site lies within the urban area as identified in the Edinburgh City Local Plan. It is also adjacent to the Portobello Conservation Area. Given the adjoining pumping station, it is suggested that an appropriate commercial conversion would be supported. The site does not lend itself favourably for residential use.

Copies of local plans and guidelines can be viewed on the Council website using the following link:

[http://www.edinburgh.gov.uk/info/20069/local\\_plans\\_and\\_guidelines](http://www.edinburgh.gov.uk/info/20069/local_plans_and_guidelines)

## Access

The property is situated at the end of the Portobello promenade.

## EPC

EPC rating of G.

## Rateable Value

NAV/RV: £11,200 (Public Convenience)

## 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

In addition to the sale price, the purchaser will be expected to pay the Council's reasonably incurred legal costs, plus Corporate Property costs of 2.5% of the purchase price. (Corporate Property Costs are, subject to a minimum of £1,000 plus VAT).

## Method of Sale

The subject is offered for the heritable interest of the property with the benefit of vacant possession.

## Development Proposal

Offers are invited for the heritable interest, with the benefit of vacant possession. Offers must be submitted by the closing date (when set). In order for the Council to assess and evaluate offers, bids must include: Headline Price and Schedule of Abnormal Costs Proposed timescale for acquisition and for development

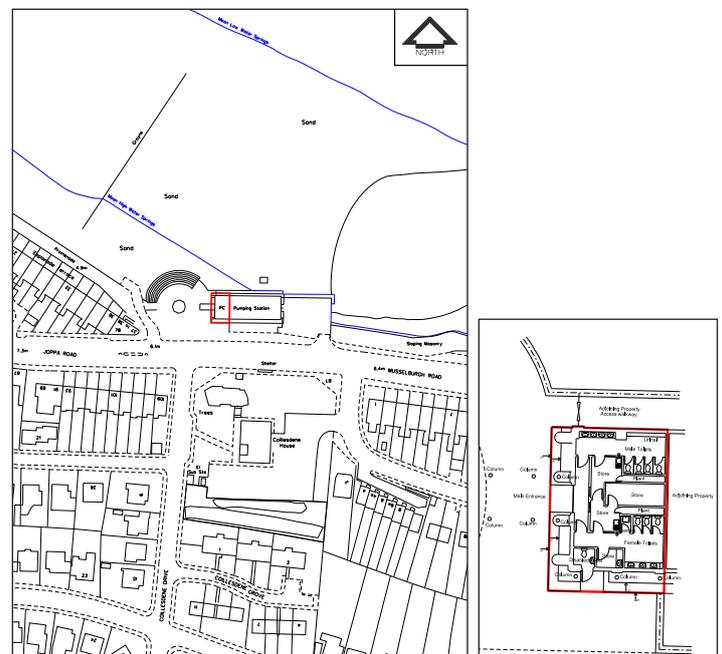
- Conditions of purchase and timescale for purification
- Confirmation of funding for the purchase and any subsequent development
- Proposed layout, schedule of accommodation, proposed use, indicative layout drawing and style of accommodation.

## Contact/Viewing

For more information or to arrange a viewing of the premises please contact: Debbie Scott Estates Surveyor, 0131 529 5928, [debbie.scott@edinburgh.gov.uk](mailto:debbie.scott@edinburgh.gov.uk) or Frances Maddicott on 0131 529 582, [frances.maddicott@edinburgh.gov.uk](mailto:frances.maddicott@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 Planning and Building 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.



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 reference number 12-0913. ITS can also give information on community language translations. For additional copies in English, please phone 0131 316 5070.

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.