



SLATEFORD HOUSE

51-53 Lanark Road, Edinburgh, EH14 1TL

Development Opportunity with Residential / Commercial / Leisure Potential

savills

- Historic property extending to c. 5,425 sq ft GIA currently in office use
- Redevelopment potential for a variety of residential, commercial and leisure uses, subject to consents
- Category B & C Listed with beautiful original features
- Well connected and established location to the south-west of the city centre
- Offers invited

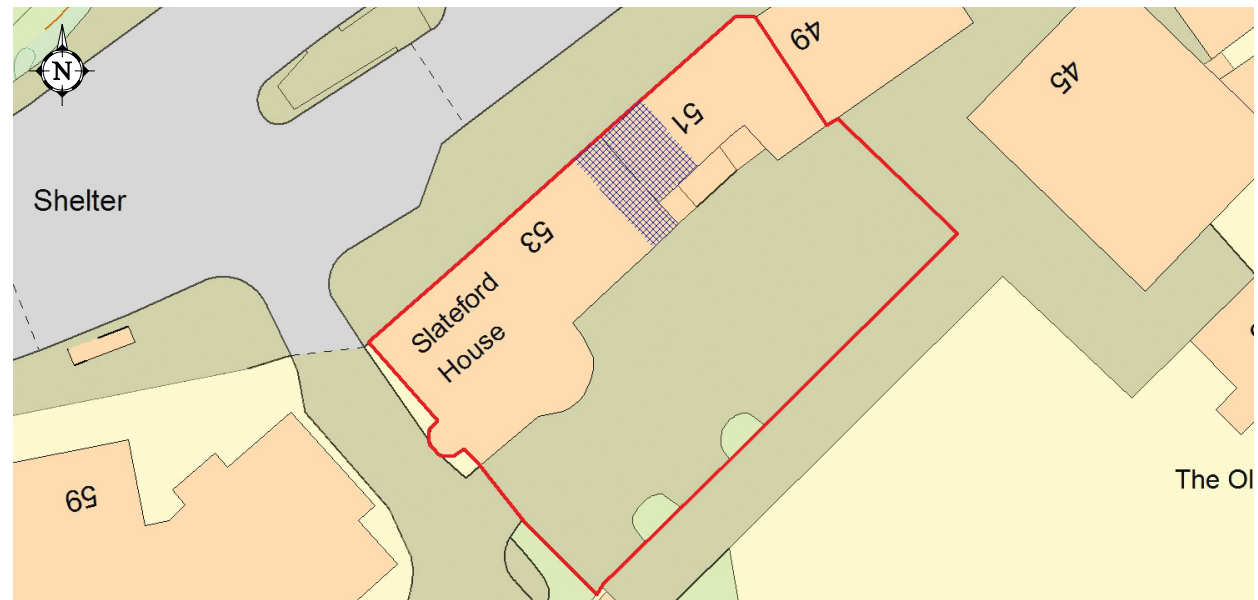
LOCATION

The property is located in Slateford, a suburb of Edinburgh approximately 3 miles to the south-west of the city centre. Slateford lies on the A70 (Lanark Road) which is one of the primary arterial routes in and out of the city centre. There are excellent transport connections including a number of Lothian Bus routes running across the city. Furthermore, Slateford Railway Station is approximately 0.4 miles from the subject property and provides direct services to Edinburgh Waverley (approximately 10 minutes) and Glasgow Central (approximately 1 hour 20 minutes). The subject property is approximately 6 miles south east of Edinburgh International Airport.

The local area has a wide range of amenities making it a popular place to live. There are two large supermarkets in the locality with Sainsbury's being approximately 0.1 miles from the subject and Asda 24hr Supermarket being approximately 0.5 miles away. A Post Office is located within the Asda store. There are also a number of sporting facilities in the area including Nuffield Gym, Slateford Bowling Club, World of Football and Meggetland Sports Complex. Edinburgh Corn Exchange is located nearby on New Mart Road and hosts a number of events throughout the year.

Further amenities can be found at Edinburgh West Retail Park, located approximately 0.6 miles to the north east of the subject property. This new retail park contains occupiers including Aldi and M&S Foodhall.

Slateford House lies within the catchment area of Longstone Primary School and St Cuthbert's RC Primary School. Secondary level education is provided at Firhill High and St Augustine's RC High.





DESCRIPTION

The subjects comprise two properties which are internally connected at first floor level and utilised as one building. The accommodation is currently used as an office. Please note the ground floor shop unit, currently trading as Charlie's Barbers, is outwith the vendors ownership and is not included within the sale. The approximate ground floor area of the shop unit is shown in blue on the OS plan on the previous page. The total site boundary extends to approximately 0.18 acres.

51 Lanark Road is an arts and crafts style property built in the early 1900s. It is Category C Listed with painted white render under a red tile roof. The building contains a hall at first floor with original features including exposed wooden beam roof and a beautiful fireplace featuring a bronze bust. This property has a decorative main entrance which, although not utilised by the current occupier, could be used as a separate off street entrance if the properties were to be internally separated.

53 Lanark Road (Slateford House) was built in the 18 Century. It is a Category B Listed, harled building under a pitched slate roof. To the rear the property is bowed. The property has an extensive collection of beautiful original features including cornicing, fireplaces and curved wooden doors, bringing historic character to the property. There are sash and case windows with some having wooden shutters. Number 53 is the main entrance for the current occupiers.

Slateford House is bounded to the north by the A70 (Lanark Road) with Slateford Bowling Club and the Union Canal beyond; to the east by 47-49 Lanark Road which is currently occupied by EHS Architectural Ltd; to the south by two residential properties and their substantial gardens with the Water of Leith beyond; and to the west by modern residential apartments.



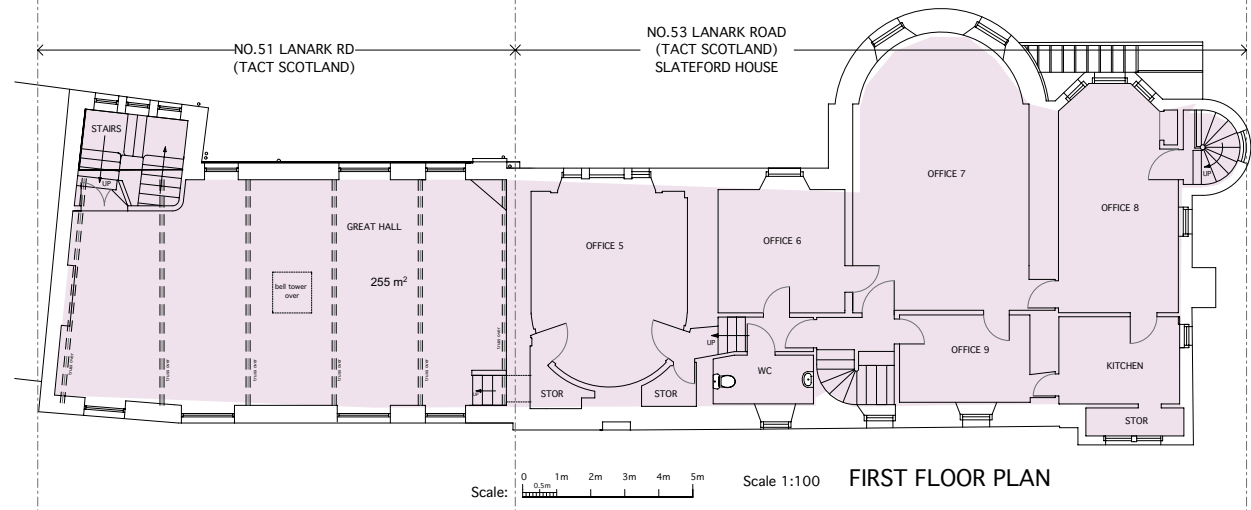
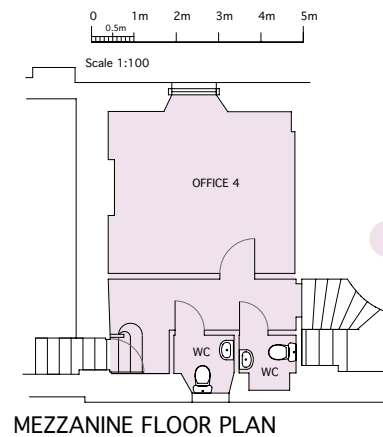
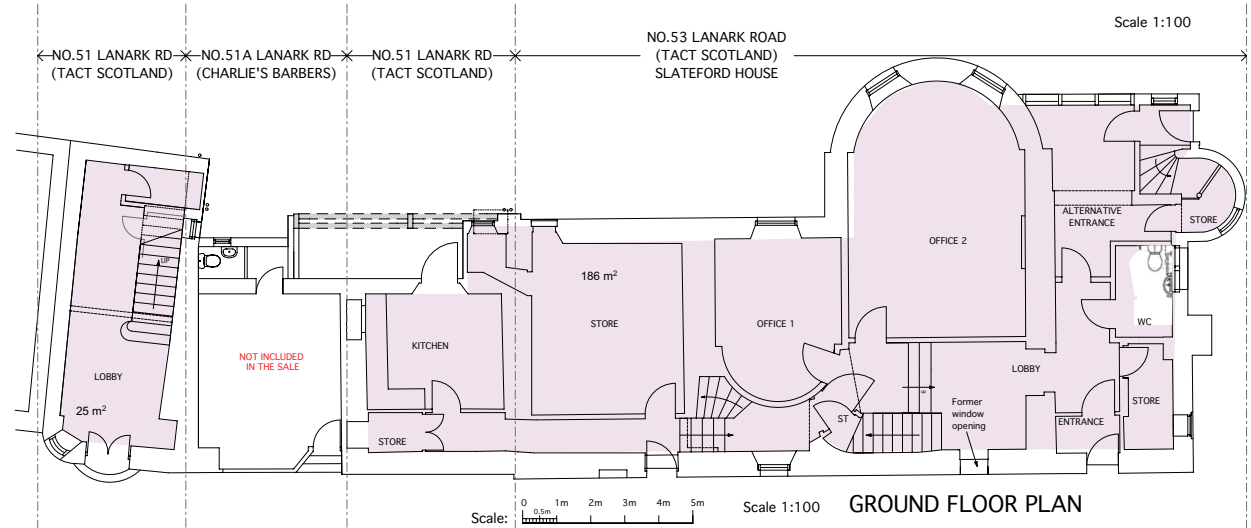
FLOOR PLAN

Slateford House is set over ground, first and mezzanine levels. The accommodation is arranged as follows:

Approximate Gross Internal Area

DEMISE	SQ FT	SQ M
Ground	2,271	211
1st	2,745	255
Mezzanine	409	38
Total	5,425	504

The property comes with approximately 15 car parking spaces which are located to the rear and which are accessed via a road to the west of the property.



PLANNING

The property is currently in office use however it is potentially suitable for a number of alternative uses. This will be subject to obtaining the necessary planning consents.

The property appears under two entries on Historic Environment Scotland's Listed Building Register (ref: LB51269 & LB28196). These refer to "Slateford House, 53 Lanark Road" which is category B Listed and "51, 51A Lanark Road, Former Chalmers Memorial Hall" which is category C Listed.

The property is not within a Conservation Area.

For further information on planning City of Edinburgh Council can be contacted on:
planning@edinburgh.gov.uk / 0131 529 3550.



METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the property is offered for sale. The property is offered for sale as a whole. Unconditional offers will be preferred.

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Strict timetables regarding agreed dates of entry will be required.

The owner reserves the right to sell the property without reference to any other party.

A title plan will be prepared for sales purposes. Only indicative boundaries are provided and should not be relied upon.





RATEABLE VALUE

The subject property is presently entered into the Valuation Roll as an Office property with a RV of £38,800.

For detailed information please contact Lothian Valuation Joint Board.

EPC

The property has an Energy Performance Certificate rating of F.

CONTACT

For further information and all viewing requests, please contact Savills.

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