



RETTIE

1F-2F 29

Frederick Street

Commercial Premises / Residential Development
Opportunity in Edinburgh's New Town

[VIEW GALLERY](#)

1F-2F 29
Frederick Street,
EH2 2ND, Edinburgh

FOR SALE

Location

The property enjoys a highly sought-after position on Frederick Street, between George Street and Princes Street, in the heart of Edinburgh's city centre. This prime location offers exceptional connectivity, with Waverley Railway Station and Edinburgh Bus Station just a short walk away. Additionally, Edinburgh's tram and majority of bus services operate nearby, primarily along Princes Street. This prime position ensures excellent accessibility for both commercial or residential uses.



TRAM
STOP



WAVERLEY
STATION



EDINBURGH
CASTLE



Description

An excellent opportunity to acquire two floors of a versatile, B-listed, property in the heart of Edinburgh's City Centre. Offered with vacant possession upon acquisition, the property presents significant commercial or residential redevelopment potential, subject to the necessary consents.

Upon entering the first floor, a spacious lobby and hallway provide access to all rooms on this level. The floor comprises three office spaces, a large workshop, and a boardroom, offering a well-structured and functional layout.

The hallway leads to an internal staircase, which ascends to the second floor. Here, another hallway serves as the central access point to all rooms. Unlike the first floor, this level features additional partitions, optimising the space for its current use. From the hallway, one can access workshop rooms, office spaces, a tea prep area, and toilet facilities, along with the main entrance to the stairwell.

Situated in a prime location with generous proportions, the space is well-suited for a variety of uses. It also benefits from existing residential planning permission to convert the two floors into three flats.

All planning enquiries should be directed to the City of Edinburgh Council Planning Department.



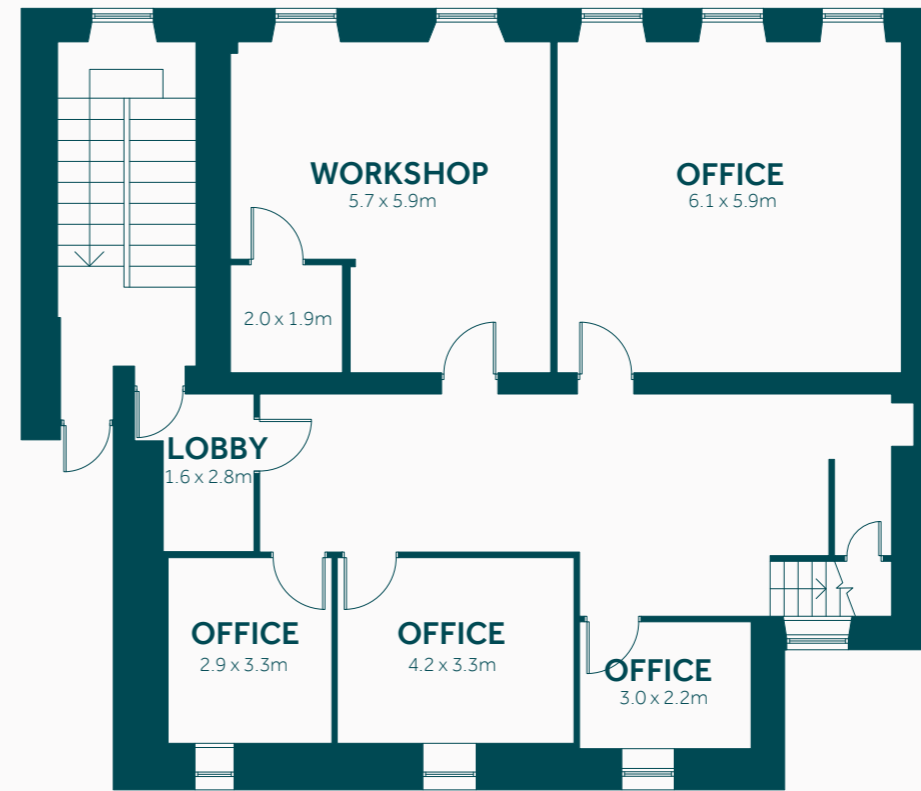
Floor Plans

For Illustrative Purposes
Not to Scale

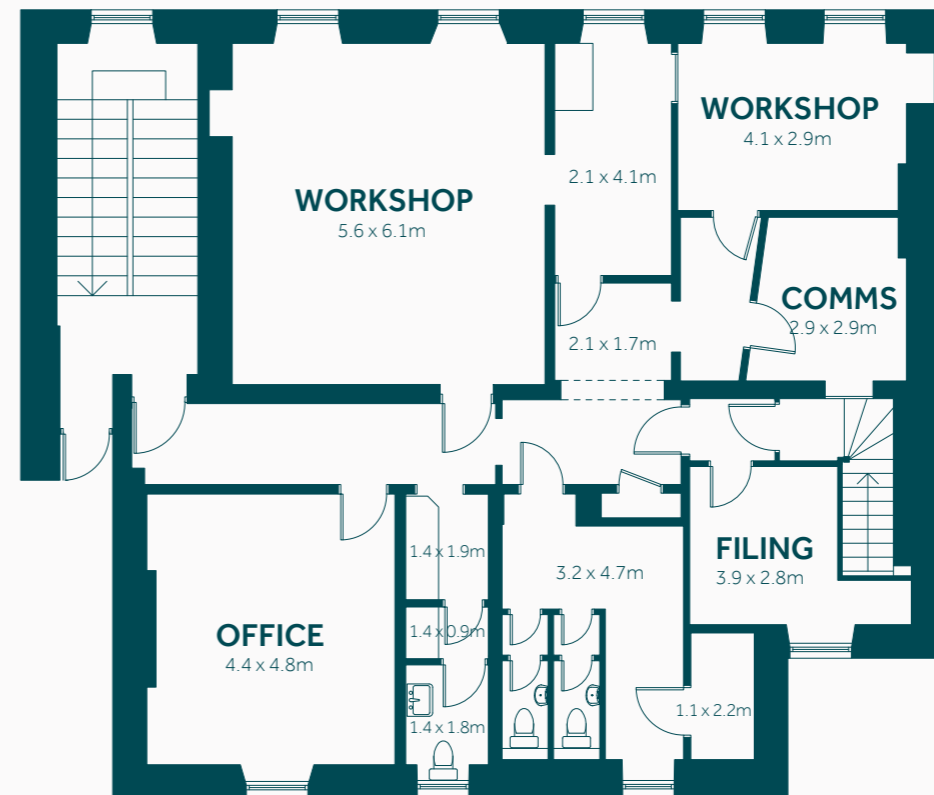
AREAS

The property has been measured in accordance with the RICS Code of Measurement Practice 6th Edition on a Gross Internal Area basis.

The property extends to approximately
NIA: 205 sqm (2207 sqft)



FIRST FLOOR



SECOND FLOOR

PLANNING PERMISSION

The property has been granted planning permission (24/01302/FUL) for change of use from offices and jewellery workshops to 3 No. flatted dwellings and minor alterations to rear elevation of listed building.

TENURE

Heritable (Scottish equivalent of English freehold).

VIEWINGS

Viewings and inspections can be accommodated by contacting the sole selling agents.

EPC

Available Upon Request.

RATES

In accordance with the Scottish Assessors, the current rateable value of the premises is £32,500.

PRICE

Offers over £695,000





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