

# FOR SALE

MODERN NEW BUILD RETAIL/COMMERCIAL PREMISES



74.79 SQ M (805 SQ FT), 77.04 SQ M (829 SQ FT), 109.52 SQ M (1,179 SQ FT) & 139.81SQ M (1,505 SQ FT)

**20, 24 & 28 ANDERSON PLACE  
EDINBURGH  
EH6 5FR**

**21 WEST BOWLING GREEN STREET  
EDINBURGH  
EH6 5PG**

**B&S**

**Burns & Shaw**  
Property Consultants

**0131 315 0029**

# FOR SALE

## MODERN NEW BUILD RETAIL/COMMERCIAL PREMISES

### LOCATION

Edinburgh with a resident population of approximately 490,000 is both the Capital City and Scotland's administrative and judicial centre.

The subjects are located in the Bonnington area of Edinburgh approximately 2 miles north of the City Centre. The Units are situated at the corner of West Bowling Green Street and Anderson Place close to the latter's junction with Bonnington Road one of the principal arterial routes from the City Centre to Leith.

### SITUATION

The units form part of a development of 79 flats in an area of mixed residential and business/industrial properties. Further residential developments are planned within the surrounding area.

### DESCRIPTION

The units comprise part of the ground floor of a five-storey residential development.

The units will be self-contained and will be provided in existing shell condition. It will be the purchasers responsibility to install glazed frontage and internal fit-out.

### ACCOMMODATION

The units will provide the following approximate gross internal areas: -

UNIT	SQ M	SQ FT
20 Anderson Place	74.79	805
24 Anderson Place	77.04	829
28 Anderson Place	139.81	1,505
21 West Bowling Green Street	109.52	1,179

### ENTRY

Entry will be upon conclusion/purification of formal legal missives.

### PRICE

The units are available for sale. For further information on price, please contact the sole agents.

### RATEABLE VALUE

The units will require to be assessed for rates on occupation.

### VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact either: -

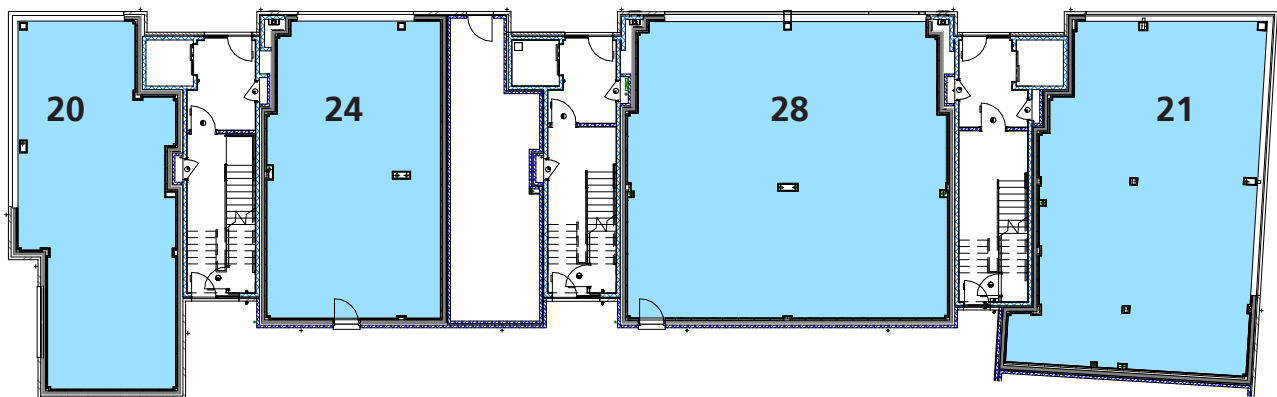
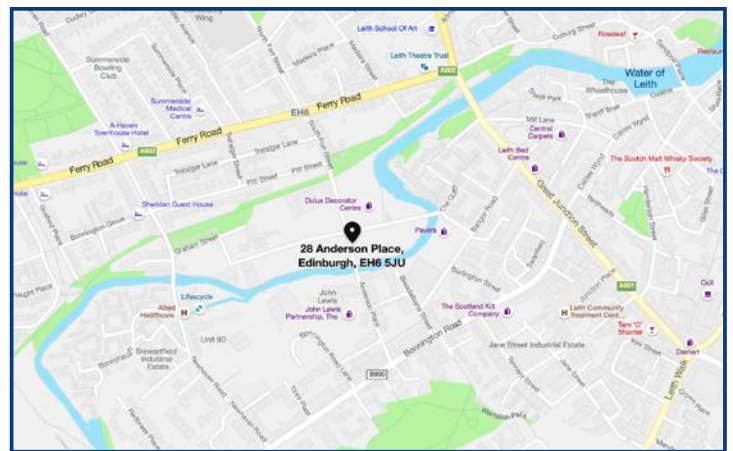


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