



23
Lindsay Road
Edinburgh
EH6 4DR

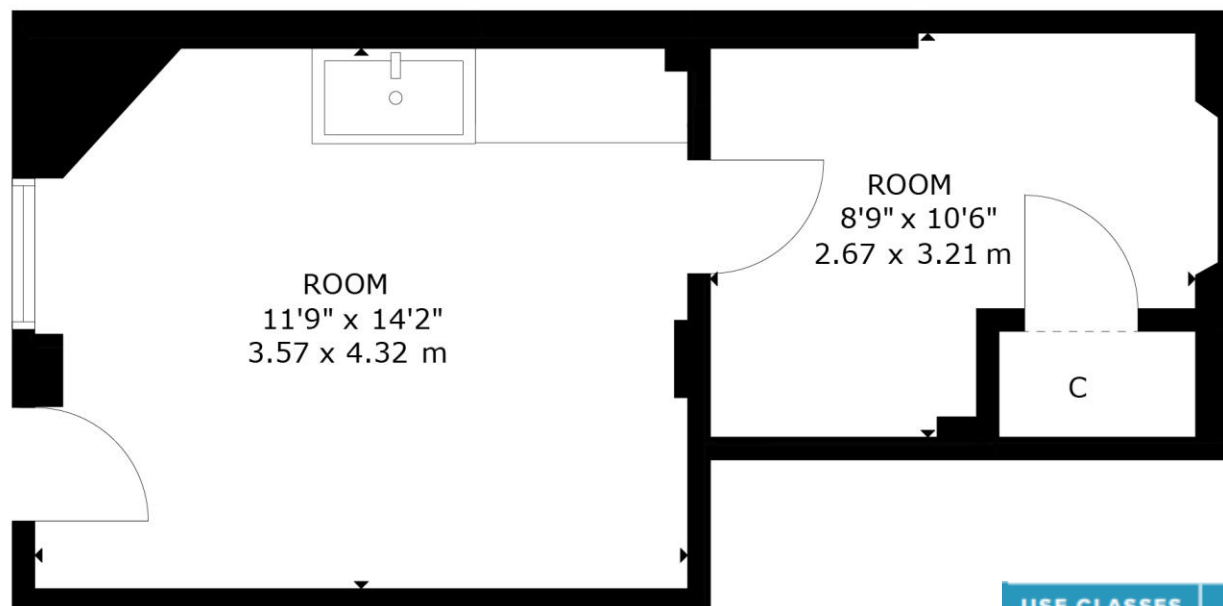
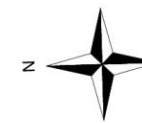


Main door, single fronted shop unit located in a high amenity, mixed commercial and residential area in Leith. Requiring full refurbishment, the property is divided into main front shop area, rear stock room and WVC (toilet currently removed). It is believed the property has class 1 use. Any perspective purchaser should make enquiries with the Council before submitting an offer to clarify this. Total area 265 sqft (25 m2). Alternative uses may be possible subject to council approval.

Rateable Value- £2,600

Please note: No services have been tested or are warranted. The property is sold as seen.





GROUND FLOOR

| USE CLASSES ORDER 1997 | USE / DESCRIPTION OF DEVELOPMENT |
|---------------------------|---|
| Class 1 SHOPS | Retail sale of goods, hairdresser, undertaker, travel and ticket agency, post office. Dry cleaner, launderette, cold food consumption on premises. Display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed |

23 LINDSAY ROAD, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 265 SQ FT / 25 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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* Please contact us for a free consultation or valuation

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