

EXCITING DEVELOPMENT OPPORTUNITY IN EDINBURGH'S SOUTHSIDE

140

Causewayside

EDINBURGH | EH9 1PR

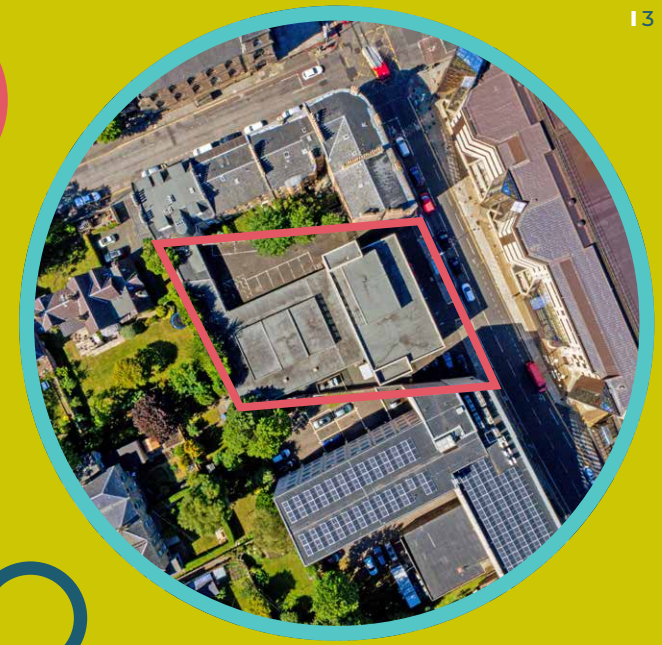
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0.45 ACRES / 0.18 HECTARES



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The Opportunity



PRIME DEVELOPMENT OPPORTUNITY IN EDINBURGH'S VIBRANT SOUTHSIDE – WHERE STUDENTS AND YOUNG PROFESSIONALS LIVE SIDE BY SIDE.

01.

Rare opportunity to secure a prime development site in this sought-after location.

02.

Site area: 0.45 acres (0.18 Hectares).

03.

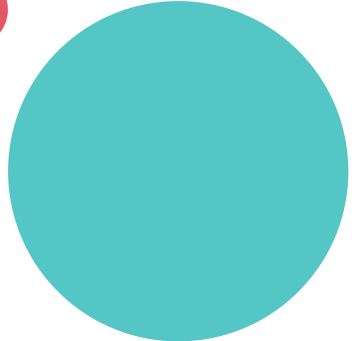
Presently occupied by a 4-storey office building with a GIA of circa 20,000 sq ft.

04.

Suitable for PBSA, BTR or Residential development – subject to planning.



WITH 6 UNIVERSITIES, EDINBURGH IS ONE OF THE UK'S MOST POPULOUS UNIVERSITY CITIES WITH SOME 60,000 STUDENTS. THIS INCLUDES OVER 11,000 INTERNATIONAL STUDENTS, MAKING EDINBURGH THE THIRD MOST POPULAR CITY IN THE UK FOR OVERSEAS STUDENTS.



Location



140 CAUSEWAYSIDE IS LOCATED ON THE A700/CAUSEWAYSIDE, A BUSY THOROUGHFARE PROVIDING ACCESS BETWEEN THE CITY CENTRE AND A NUMBER OF SOUTHERN RESIDENTIAL CITY SUBURBS.

The location lies between the University of Edinburgh’s main city centre campus and the King’s Building campus which houses many of the university’s Schools of science and engineering.

The immediate area comprises a mix of uses including office, retail, industrial, student residential and residential. The site is directly opposite the National Libraries for Scotland while the adjoining properties comprise a 4-storey residential tenement block to the north; a five-storey commercial block with a Tesco express on the ground floor and four floors of offices above to the south.

140 Causewayside lies within a burgeoning neighbourhood with a wide variety of supermarkets, cafes, bars, restaurants and artisan and independent retailers servicing the local residential and commercial communities.



SOUTHSIDE

Holyrood Park

The University of Edinburgh

11 min walk

BUS ROUTES
 3 5 7 8 29 31 37 47 N3
 N31 N37 X29 X31 X37 X62

The Meadows

MARCHMONT

140 Causewayside

Sainsbury's Local

BUS ROUTES
 12

Tesco Express



Commonwealth Pool

21 min walk

view from the top floor



BLACKFORD

Cameron Toll Shopping Centre

The University of Edinburgh Kings Buildings campus

INCH



Description

THE SITE EXTENDS TO SOME 0.45 ACRES (0.18 HECTARES) CLOSE TO THE INTERSECTION BETWEEN CAUSEWAYSIDE, SALISBURY PLACE AND GRANGE ROAD.

While the site adjoins the boundary of both the Grange Conservation Area to the rear and faces on to the Blasket Conservation Area, it does not sit within either.

The site currently comprises a four-storey office building known as Causeway House which was built in the 1960s and is currently occupied by the Scottish Law Commission. The SLC are in the process of relocating to alternative premises.

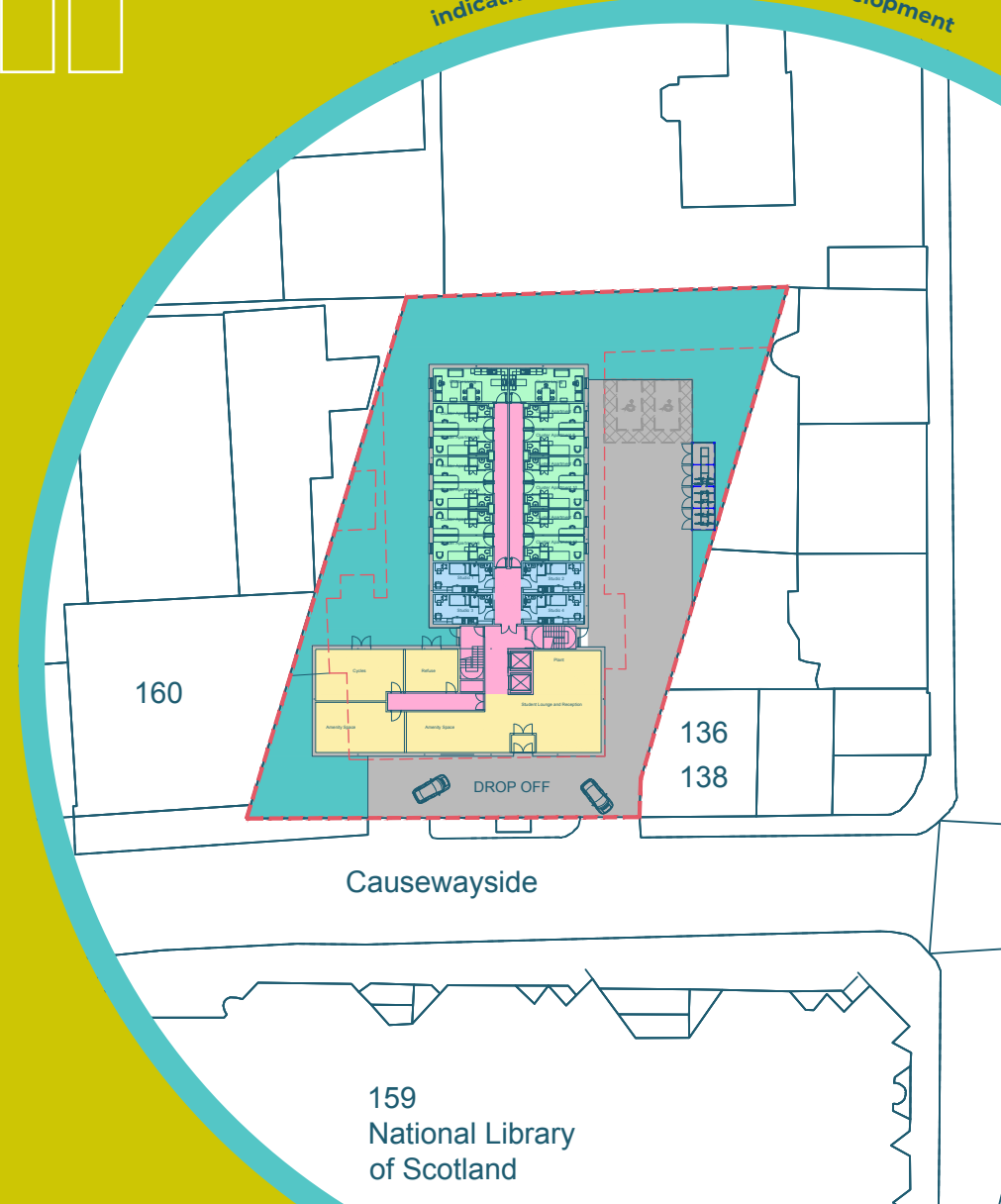
The building comprises a concrete framed property overclad with precast concrete panels with fenestration provided along the front and rear elevations. The building is set under a series of flat roofs.

The building is set back off Causewayside with a strip of car parking between the pavement and the building. There is also a lock-up garage/storage units to the rear with further secure parking on the northern part of the site. Vehicle access to this area is via security gates from Causewayside.

The building extends on a Gross Internal Basis to some 20,000 sq ft. The break-down of areas is set out below:

Floor	Sq ft	Sq m
Third Floor	1,087	101
Second Floor	3,972	369
First Floor	3,972	369
Ground Floor	10,753	999
Total	19,784	1,838

indicative floor lay-out for PBSA redevelopment





Occupation

The building is currently owned by The Scottish Government and is occupied by the Scottish Law Commission (SLC). Our client is looking to sell the building with immediate effect. SLC are relocating to alternative premises in 2023 and are expected to require to remain in occupation until late Summer 2023.

If an earlier date of entry is agreed, SLC will agree a license to occupy. If SLC are able to exit earlier, the license will allow them to do so. The exact details will be confirmed by the selling agents.



existing lock-ups at rear of the site

Development Potential



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This site is not allocated for any specific use within Edinburgh’s Local Development Plan and it is likely to be suitable for Residential use, Purpose Built Student Accommodation (PBSA) or Build to Rent (BTR) and planning permission will be required. Any proposed development scheme should be respectful of the location setting, the character and appearance of the adjacent Conservation Area and the scale of buildings in the surrounding area.

Avison Young’s planning team have engaged with City of Edinburgh Council (CEC) on an informal pre-application basis to review potential redevelopment potential for the site. The advice letter is available via the datavault but in summary, the following development would likely be supported by the CEC’s Planning Department:

Purpose Built Student Accommodation:
131 beds in a mix of studio (71 beds) and cluster apartments (60 beds).

Residential development for private sale:
32 apartments in a mix of one, two and three-bedroom flats.

Residential development for Built to Rent.

Scale:
New five storey building.

For further information on planning matters, please contact:

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Business Rates

Rates will be payable on the existing building.

According to the Scottish Assessors Association website the property has a current rateable value as follows:

£98,700 – which includes the car parking and lock up garages.

Information Site

A full information pack is available from the selling agent.

The following reports are available:

- Asbestos Report
- Planning Pre-Application Advice Service - Advice Letter
- Title Plan
- Building floor plans (not to scale)
- Potential redevelopment - Block plans

EPC

EPC rating F.

VAT

All prices quoted are exclusive of VAT. We are advised by our client that VAT will not be applicable on the sale of the property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Offers

Offers are invited for the heritable interest (Scottish equivalent of English freehold) in the site. Our client is not required to accept the highest or indeed any offer received.

Further Information

For further information or to arrange to view please contact:

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