



# Hotel Development Opportunity

Ref: 5245042

10 Picardy Place, Edinburgh, EH1 3JT

Freehold: £3,500,000

Ideally Situated in Edinburgh City Centre

Strongest UK Hotel Market Outside London

Apartment Hotel - 51 Lettable Bedrooms

GIA - 21,568sq.ft

Planning Application (Ref: 23/01789/FUL)

EPC Rating C

*Joint Agency with CBRE*



A Planning Application (Ref: 23/01789/FUL) has been submitted for the creation of a new apartment hotel comprising 51 lettable bedrooms ranging in size from 19sq.m to 26sq.m.

The bedrooms will be located across lower ground floor to fourth floor, with plant and back of house accommodation located in the lower ground floor level.

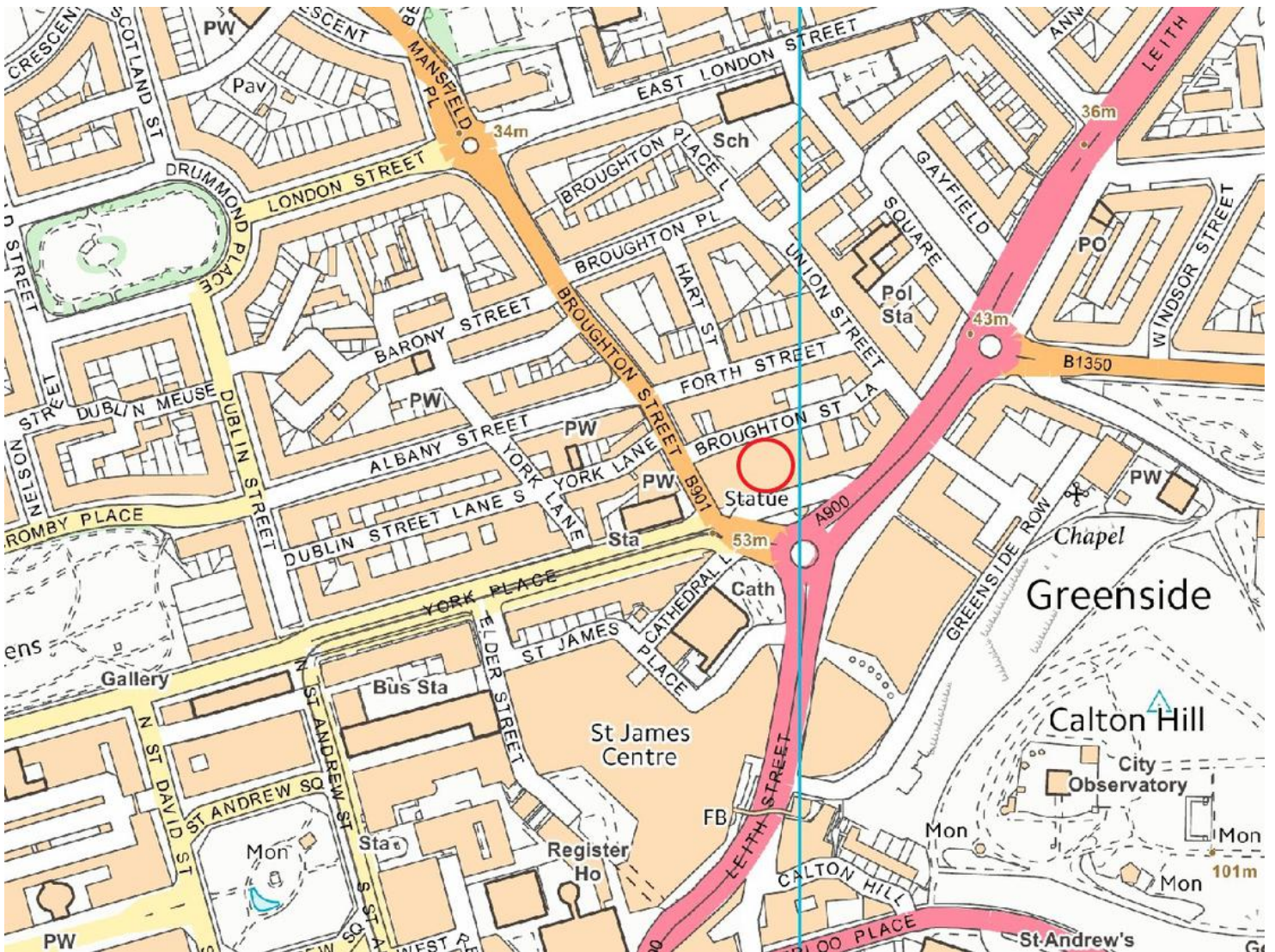


## Location

10 Picardy Place is conveniently located in the heart of Edinburgh, one of the strongest hotel markets in Europe. The property is prominently situated in the city centre on Picardy Place, less than a five minute walk to Princes Street, George Street and Queen Street.

The property benefits from excellent accessibility, conveniently located a five minute walk to Edinburgh Waverley train station and opposite Picardy Place tram stop, which allows travel to and from Edinburgh Airport and Newhaven. Located within a couple minutes' walk to St James' Quarter shopping centre, Omni Leisure Centre and Edinburgh Playhouse, which is billed as Edinburgh's Broadway.

The immediate surrounding area offers a great mix of shops, restaurants and bars. Nearby hotels include The Glasshouse, The W Edinburgh, Holiday Inn Express, Premier Inn, and Hotel Indigo.





## Internal Details

Gross Internal Floor Areas calculated as:

LGF	361.00sq.m	/	3885.00sq.ft
GF	340.00sq.m	/	3659.00sq.ft
1F	341.00sq.m	/	3670.00sq.ft
2F	338.00sq.m	/	3638.00sq.ft
3F	321.00sq.m	/	3455.00sq.ft
4F	303.00sq.m	/	3261.00sq.ft

**TOTAL** 2004.00sq.m / 21,568.00sq.ft

This excludes the internal courtyard and front basement.

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189