



Royal Terrace, New Town



A striking Georgian, A-listed, former townhouse hotel with excellent potential to convert to residential.

11 Royal Terrace formerly a boutique, family run hotel, situated within an attractive A Listed, Georgian townhouse. The building is set over four floors and accessed via a main door entrance at raised ground floor level as well as private courtyard access to the lower ground floor.

The property no longer operates as a hotel however it's well proportioned accommodation throughout the building means that it has excellent potential to be converted into a number of uses including a residential dwelling. Retaining many of its original features, including intricate cornicing, decorative ceiling roses, fireplaces and sash windows, the building has been maintained extremely well over the years. Most rooms have been operated as bedroom accommodation and reception areas, in line with its use as a hotel. The property was arranged to provide 10 hotel bedrooms with a range of bathrooms and en suite bathrooms, as well as a working kitchen on the lower ground floor and a dining room and formal reception room on the ground floor accessed from the stunning entrance hallway.



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Offers Over

£2,150,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council









To the rear of the property is a sizeable, private landscaped garden, including a main lawn, that is accessed from the basement level. To the front, the courtyard also benefits from cellar storage.

Externally to the rear of the private garden, there is direct access to the exclusive Regent, Carlton & Royal Terrace Gardens; 12 acres of private communal gardens with impressive views southeast over Holyrood to Arthur's Seat, and north across the Firth of Forth to Fife. There is access to a tennis court, play area which is ideal for families. Owners are obliged to pay the modest annual Stanceholder fee.

Location

Royal Terrace forms part of the eastern New Town near Calton Hill, and is situated within the New Town Conservation Area. It is situated in the historic Georgian district of Edinburgh and lies a short walk from Princes Street, George Street and St Andrew Square. The Georgian New Town is world-renowned for its architecture and the quality of city centre living it offers, with a wonderful and varied choice of excellent local amenities that include art galleries, shops, restaurants, theatres, bars and bistros.





The property is within walking distance of the recently completed St James Quarter, Edinburgh Playhouse, Harvey Nichols and Multrees Walk. Nearby, Broughton Street has a plethora of wonderful, independent restaurants, bars and bistros.

An efficient public transport network also operates from a short walk of the house to most parts of the city and surrounding areas. The new tram network connecting Leith and Newhaven to Edinburgh's International Airport through central Edinburgh has tram stops a short distance away. Waverly Train Station is also within striking distance.

The city boasts an excellent choice of private and public schools, including The Edinburgh Academy, Fettes College and George Heriot's School, amongst others. Furthermore, the property is conveniently placed for Edinburgh's central business district and the Scottish Parliament and University buildings are within easy reach.





Rateable value

The rateable value of the property is £11,300 effective from 1st April 2023 (www.saa.gov.uk). 100% rebate available under the Small Business Bonus Scheme.

Energy performance certificate

The property has an EPC rating (commercial) of F.

Vacant possession

Vacant possession will be provided upon settlement.

VAT

The property is not elected for VAT.

LBTT

The property is currently in commercial use, so we understand that Non Residential LBTT rates will apply to the purchase, this should be reviewed by a purchasing conveyance solicitor.

Planning

The property, was formerly run as a Class 7 Hotel and has the potential to be converted to a number of uses, including a residential dwelling(s) subject to obtaining all necessary consents.

The property is A Listed and is situated within the New Town Conservation Area and forms part of the UNESCO World Heritage Site.



Approximate Gross Internal Floor Area

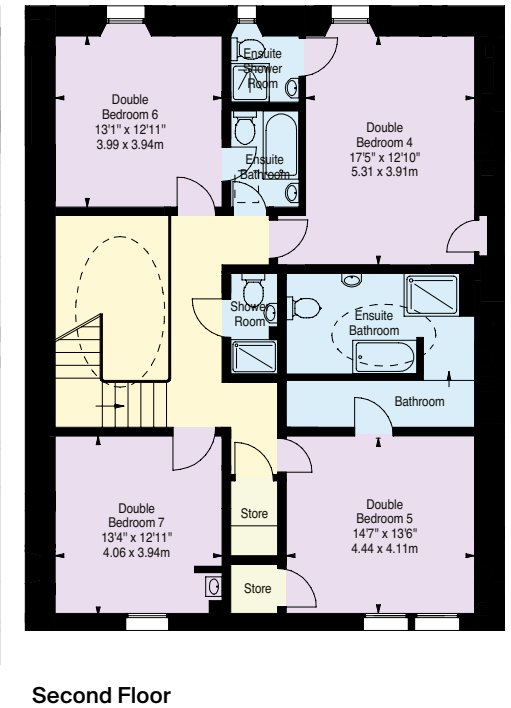
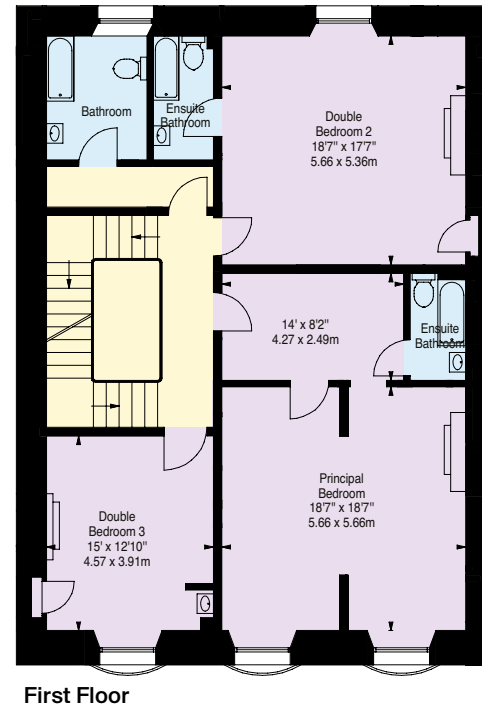
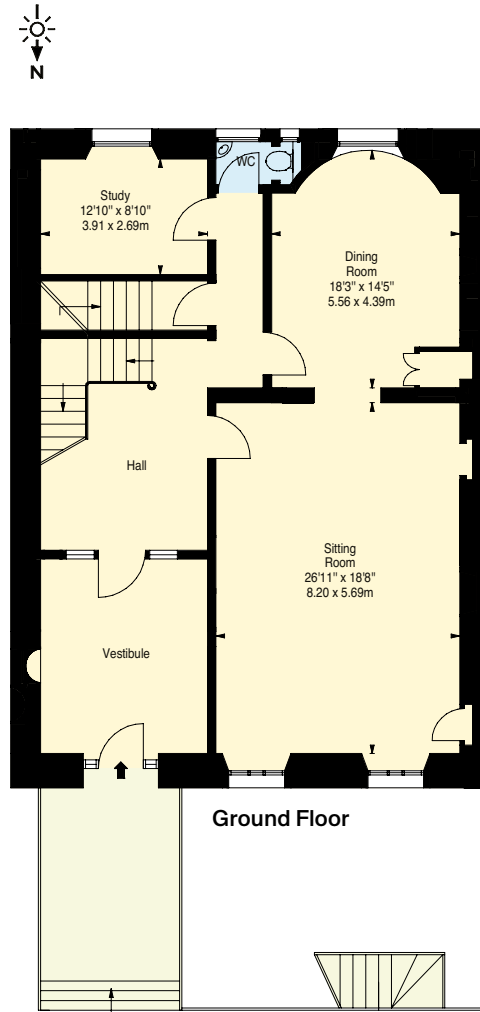
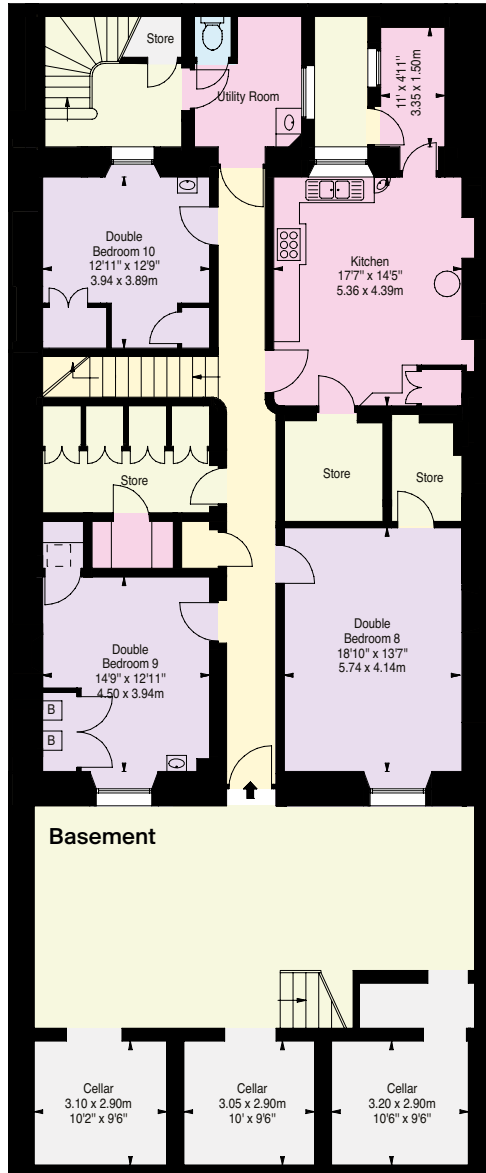
6084 Sq Ft - 565.20 Sq M

Cellars: 356 Sq Ft - 33.07 Sq M

Store: 12 Sq Ft - 1.11 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside







Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

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