



FOR SALE

WATERFRONT PLAZA

VIDEO ▶

BLOCK C
COMMERCIAL UNITS
WATERFRONT PLAZA
LEITH | EDINBURGH
EH6 6BH

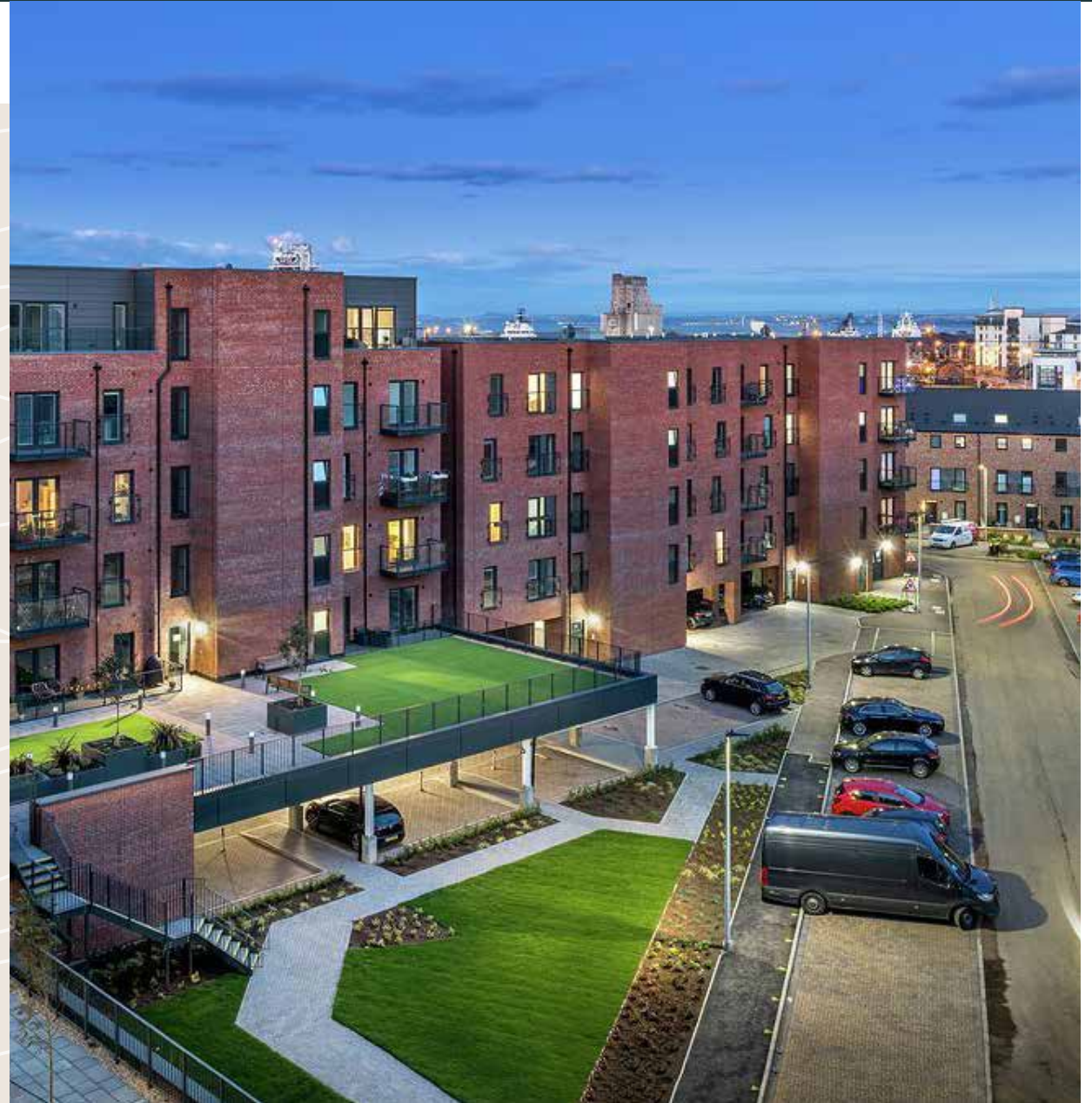


WATERFRONT PLAZA

Great opportunity to purchase brand new commercial units within Cala Homes development scheme.



- ⚙️ Variety of units available suitable for various uses
- 📍 Lies directly opposite one of Edinburgh's Largest shopping centres Ocean Terminal
- 📍 Benefits from Great transport links with the tram line due for completion in Spring 2023
- 🏠 Unit sizes from **361 Sq ft – 1076 sq ft**
- 💎 Price on Application



LOCATION

CALA Homes Waterfront Plaza is situated within the shore area of Leith, approximately 2 miles to the north of Edinburgh's City Centre.



More specifically the subjects are located directly opposite one of Edinburgh's largest shopping centres Ocean Terminal, comprising 440,000 sqft of retail and leisure accommodation.

The subjects front onto Ocean Drive being accessed just off the junction of Commercial Street and Lindsay Road (A901) offering great transport links into all areas of the city centre.

The tram extension is also due for completion in Spring 2023 which goes directly past the subjects offering further accessibility.

Lying just to the rear of Ocean terminal is The Royal Yacht Britannia and currently under construction is Scotland's first vertical distillery both of which will attract tourists year round.

There are further development schemes including the 82 flats for social and mid market rents being made up of 2 & 3 bedroom units.

There are further plans for 338 build to rent apartments as part of the Skyliner development all of which will significantly increase the immediate population in and around the subject properties.



DESCRIPTION



The properties themselves comprise ground floor commercial units as part of the larger new development of high quality apartments and townhouses which once complete will comprise 388 new homes.

Each property will be built to a shell condition specification benefitting from:

- Double Glazed Frontages
- ☀ Great Natural Daylight
- ⚡ Gas and electricity supplies (capped)
- 📶 High Speed broadband capacity
- 🏠 Self-contained Units



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Vibrant mix of amenities with the well-established Ocean Terminal retail and leisure complex directly adjacent to the development.

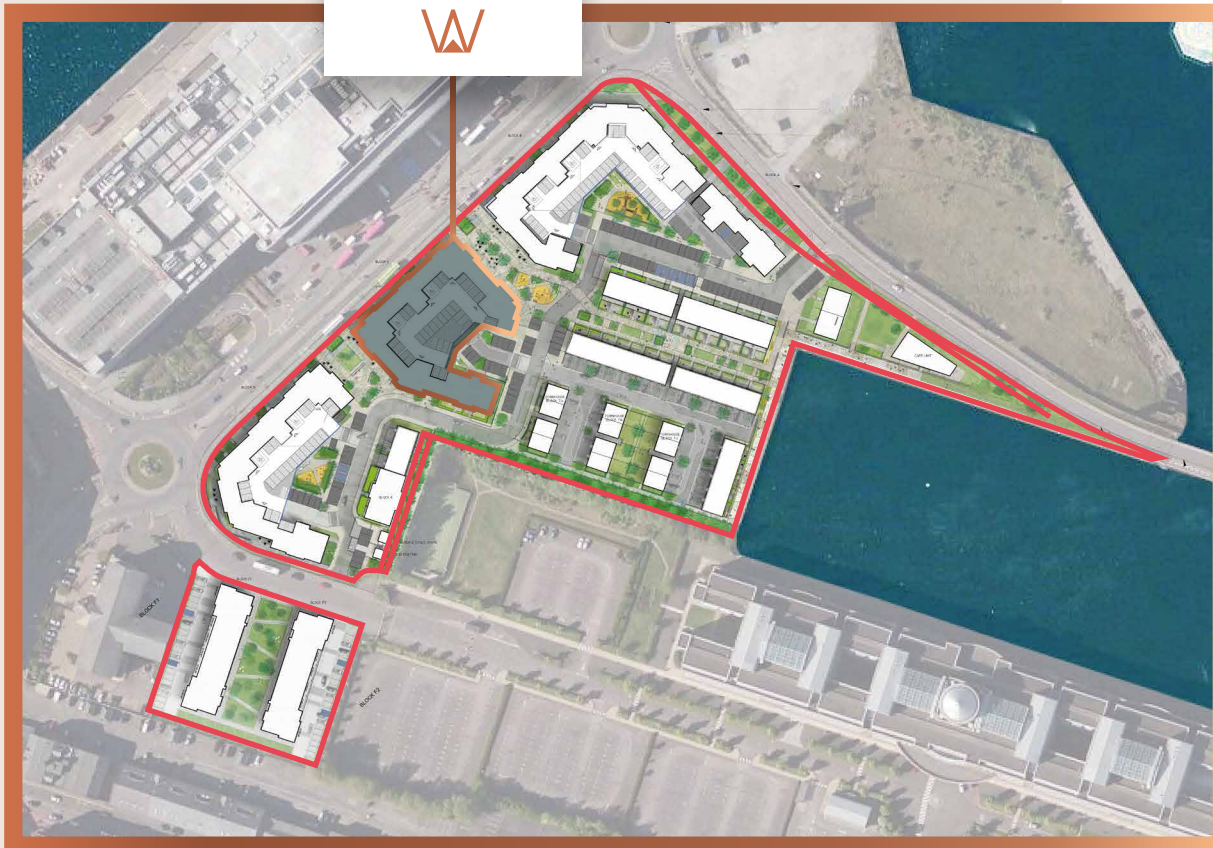


ACCOMMODATION

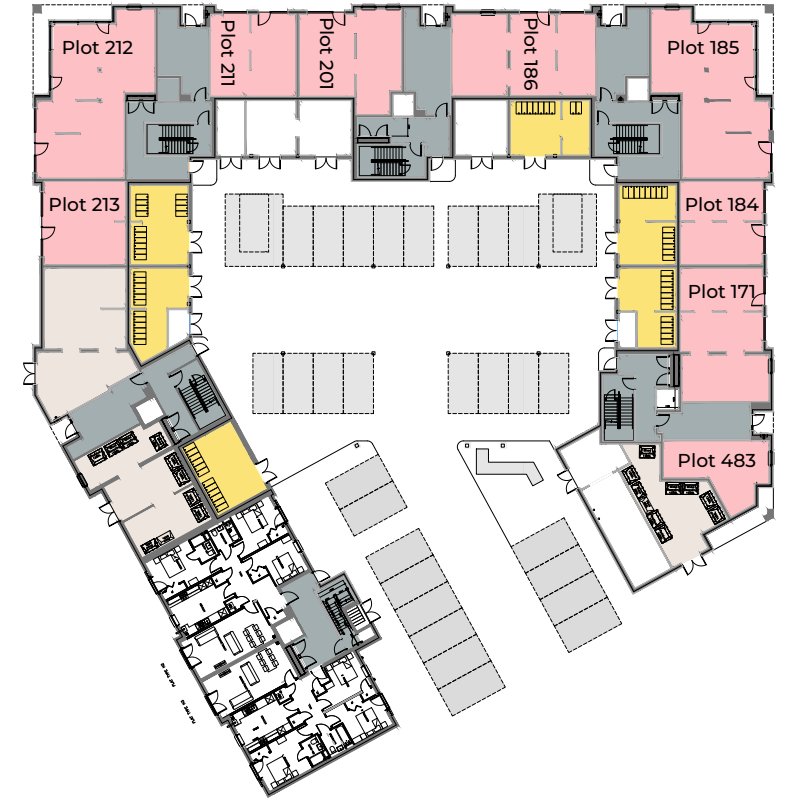


Variety of units suitable for various uses located directly opposite one of Edinburgh's Largest shopping centres Ocean Terminal.





BLOCK C



BLOCK C
GROUND
FLOOR



BLOCK C | WATERFRONT PLAZA

-  Commercial Units
-  Bike Parking
-  Common Areas
-  Bin store

PLOT REF	TYPE	SQ.FT
171	Studio A	819
184	Studio A	495
185	Commercial	1076
186	Studio A	863
201	Studio A	614
211	Studio A	516
212	Commercial	1076
213	Studio A	487
438	Retail C-9	361



Rateable Value

The properties will require to be assessed on completion of development, however we anticipate that most units should benefit from 100% relief in line with the small business bonus scheme.

Uses

The subjects benefit from a variety of use classes in accordance with the Town and Country Planning (Use Classes) Scotland order 1997 as noted below:

Class 1 (Retail)

Class 2 (Financial Professional and other Services)

Class 4 (Business)

Factoring Charge

A small charge will be applicable for each unit.

Offers

Details on quoting prices can be obtained by contacting the sole selling agents. Offers are now invited for the units in Block C and interested parties are advised to note their interest in writing to be informed of any closing dates.

Legal Costs + VAT

Each Party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT and registration dues.

All figures quoted are exclusive of VAT.

Further Information

Strictly by appointment with the joint agents:



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WATERFRONT PLAZA W

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On the instructions
of Cala Homes.

