

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Heritable Office Opportunity in Central Edinburgh

www.acuitus.co.uk

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)

Property Information

Heritable Office Opportunity in Central Edinburgh

- Modern office building in a mixed use area
- Located close to Edinburgh City Centre
- Future residential potential (subject to consents)
- On-site car parking
- Nearby occupiers include Cairn, Bestway and Lothian Buses
- VAT Free

Lot

38

Auction

15th May 2025

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles 43 miles east of Glasgow
Roads A7, A720, M8, M9
Rail Edinburgh Waverley Station
Air Edinburgh International Airport

Situation

Edinburgh is Scotland's capital City and the historic, administrative and financial centre of the country, as well as the home of the Scottish Parliament. The City has a population of 550,000 and is the second most visited city in the UK with an average 4 million visitors per year.

Hopetoun Street is located to the north of Edinburgh City Centre approximately 1 mile from Waverley Station and is in close proximity to Leith Walk.

Tenure

Heritable.

Description

The property forms part of the ground floor of a large residential block and benefits from 3 dedicated car spaces. Internally, the property provides open plan office accommodation with Cat II lighting, shower facilities, double glazed windows and comfort cooling.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	230.79	(2,484)	VACANT POSSESSION
Total Approximate Commercial Floor Area		230.79	(2,484) (1)	

(1) The commercial floor areas stated above are those published by the Scottish Assessors' Association (www.saa.gov.uk).

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Heritable Office Opportunity in Central Edinburgh

www.acuitus.co.uk

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



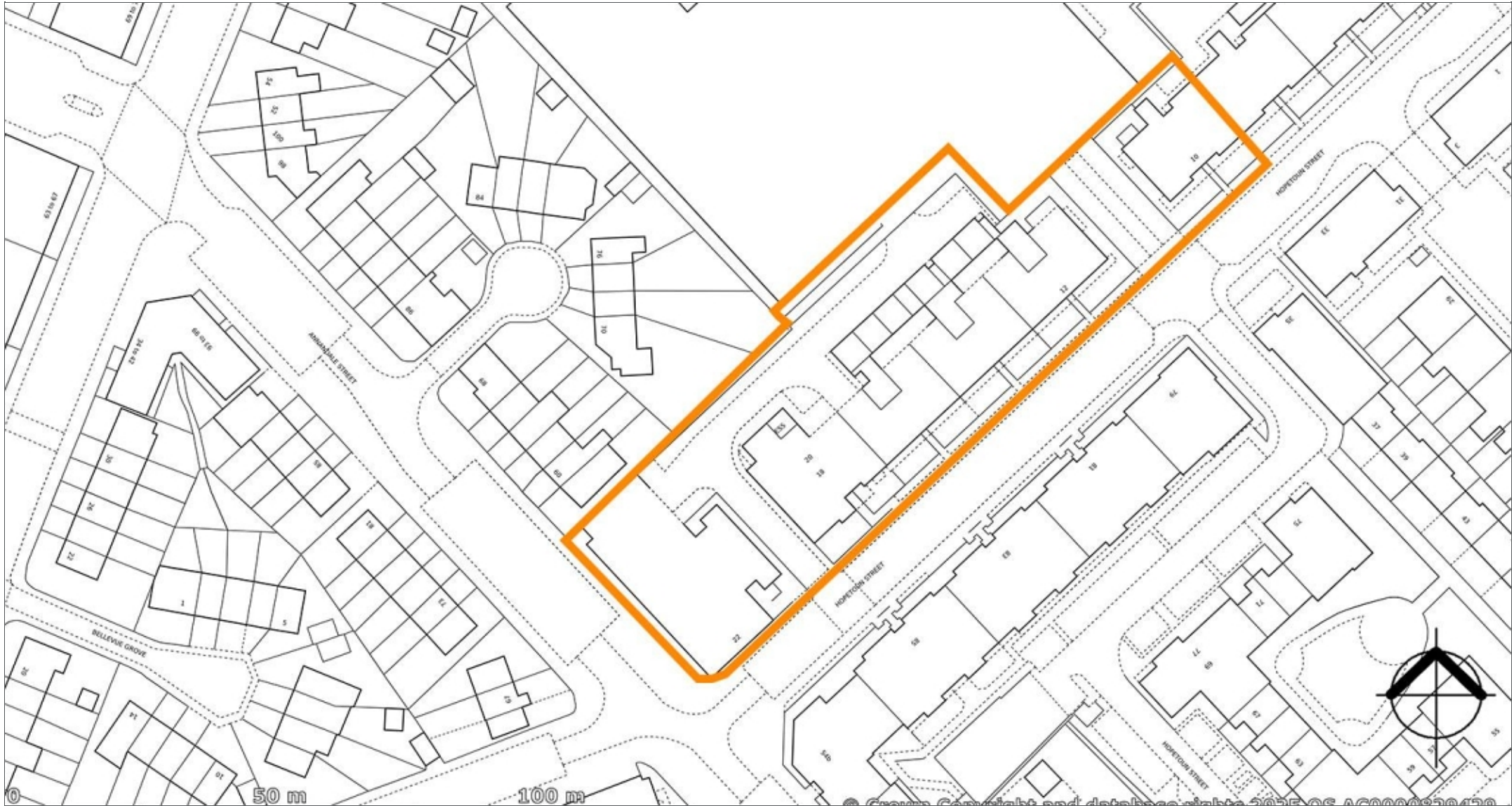
Heritable Office Opportunity in Central Edinburgh

www.acuitus.co.uk

Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Lot 38, 20 Hopetoun Street, Edinburgh,

EH7 4GH

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

TC Young
69a George Street
Edinburgh
EH2 2JG

Fiona McGougan
01312208745
fmm@tcyoung.co.uk

Associate Auctioneers

Burns and Shaw LLP

Niall Burns
0131 315 0029
07837 178 959
niall@burnsandshaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024