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RARELY AVAILABLE LEISURE OPPORTUNITY

**FOR SALE**

**GRAHAM  
SIBBALD**



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**THE FORMER TRAMWAYS BOWLING CLUB, 54 ROSSLYN CRESCENT, EDINBURGH, EH6 5AX  
OFFERS OVER £120,000**



## **EXECUTIVE SUMMARY**

- Unique City Centre Leisure Opportunity
- Fully Fitted Club House and Bar Facility
- Large External Area
- Offers over £120,000

## **LOCATION**

The property is located within Edinburgh's popular Pilrig district, lying between the main arterial routes of Leith Walk and Broughton Road.

The surrounding locality has benefited from significant historic and ongoing inward investment, including the major residential redevelopment of Shrubhill by Places for People (274 affordable homes) and the proposed redevelopment of the former Powderhall Waste Transfer Centre (under public consultation).

Furthermore, the property is also situated within a 1 mile radius of the recently commenced Newhaven Tram project upon Leith Walk and the St James Shopping Centre redevelopment upon Leith Street.

Both are Edinburgh's largest current infrastructure improvements and expected to significantly enhance the economic prospects of the nearby communities, including Pilrig and the subject property.

## **SITUATION**

This unique leisure opportunity comprises the former Tramways Bowling Club, which was incorporated in 1888 to serve the drivers and engineers of Edinburgh's original tram line.

The property benefits from a fully fitted clubhouse comprising a licensed bar accommodating approximately 40 covers, along with additional kitchen, office and changing room facilities.

In addition, the subjects include a large self-contained external area, which originally accommodated the bowling green.

The property would be expected to suit alternative leisure uses, subject to obtaining the required statutory consents. Prospective purchasers would be expected to make their own specific planning enquiries to Edinburgh Council in this regard.



## ACCOMMODATION

The subjects extend to following approximate areas:

Clubhouse (GIA)	192.56 sq m	2,073 sq ft
Gross Site Area	0.44 ac	0.18 ha

## RATEABLE VALUE

The subjects have a current rateable value of £8,800 effective from 1st April 2017 and would therefore qualify for **100% rates relief** under current legislation (individual basis).

The current Basic Rate Poundage for 2020/2021 set by the Scottish Government is 0.498/£1.00.

## PLANNING

The property currently benefits from Class 11 (Bowling Club) consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Prospective purchasers would be expected to make their own specific planning enquiries to Edinburgh Council with regard to alternative uses.

## TERMS

The property is available to purchase with vacant possession on a heritable basis.

Our client is seeking unconditional offers over £120,000. Offers conditional upon planning will not be considered.

## TIMING

The property will be available immediately upon conclusion of legal missives under Scots law.

The Former Tramways Bowling Club, 54 Rosslyn Crescent, Edinburgh, EH6 5AX



## VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole selling agents:-



**Jonathan Steele**

Jonathan.Steele@g-s.co.uk

07787570679



**Joe Helps**

joe.helps@g-s.co.uk

0131 240 5291



### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
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