



WEST END HOTEL

35 Palmerston Place, Edinburgh


McEwan Fraser Legal
Solicitors & Estate Agents



WEST END HOTEL

*35 Palmerston Place
Edinburgh*

WEST
END
HOTEL

B-Listed Victorian Town House Hotel

Located in the popular West End of Edinburgh the West End Hotel is readily accessible to all of the activities, tourist; commercial; entertainment; etc and is only short walking distance from Haymarket area, which forms the south boundary of the famous New Town.

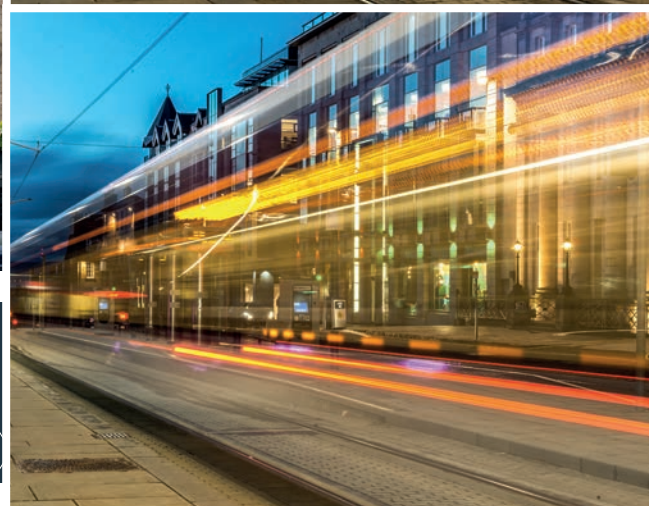
Princes Street with the beautiful backdrop of Edinburgh Castle and Princes

Street Gardens offers some of Edinburgh's most specialised shops. The two magnificent squares, St Andrew Square and Charlotte Square are linked by the prestigious George Street and along with Queen Street are home to Edinburgh's business world.

In and around the city centre and especially at the West End, there is an endless variety of restaurants and bars with

every possible taste in food catered for. It's hotels, theatres and cinemas are within easy reach and are at most a five minute taxi drive away.

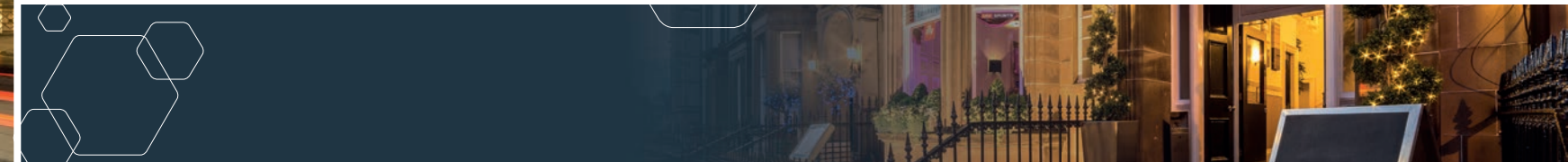
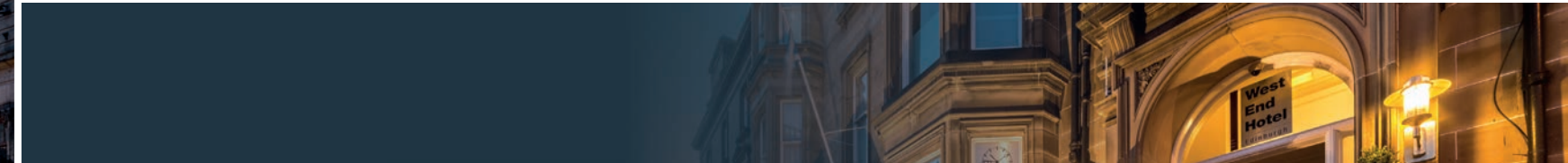
Art galleries and other various places of historic interest are all within easy reach. The property is also conveniently placed for the Edinburgh International Conference centre and Edinburgh's new financial district.

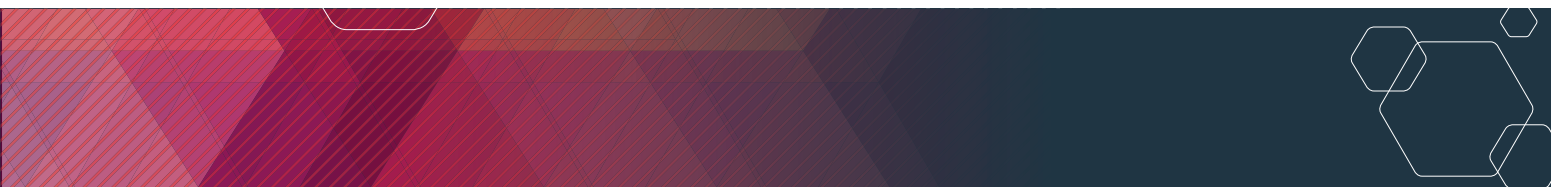
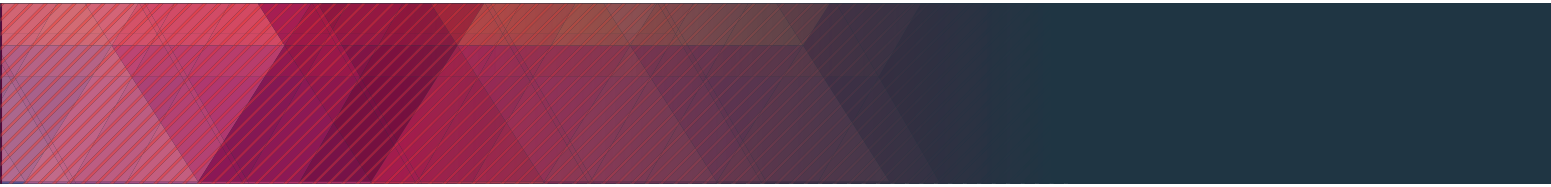


There is a wide variety of transport services travelling through the area and close by Haymarket is a crossing point for all of these services, it is a simple matter to travel to any part of the city.

There is also a British Rail Station at Haymarket, where there are train services to places throughout Scotland. There is no doubt that the biggest addition to the area, in living memory, is the new tram service which is available only a stone's throw from this property.

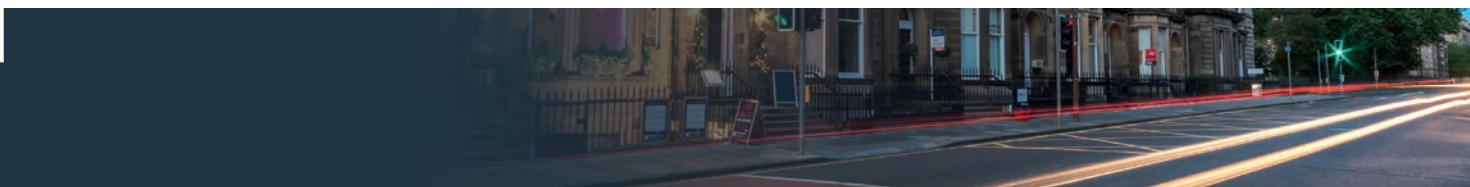
This provides commuters with a fast and efficient service into the City Centre, Edinburgh Airport and surrounding areas.





Edinburgh is also Scotland's Capital City and an UNESCO World Heritage Site. It benefits from having one of the UK's strongest economies outside London and is a major centre for financial services, government, science, technology, education, art and of course is home to the Scottish Parliament. Tourism, to Edinburgh as a key European City, is an important economic main stay and there is a strong year round tourist market enjoyed by Edinburgh. The City hosts a range of Festivals throughout the year including the world's largest and well renowned Edinburgh International Festival and Fringe.

Edinburgh benefits from an excellent communication network with transport links by road and rail to all major cities in the UK whilst Edinburgh International Airport is one of the fastest growing airports in the UK providing regular service to London and a number of European destinations.



WEST END HOTEL

The West End Hotel is a terraced Victorian townhouse, category B-listed building, which has its accommodation over five main levels and has been refurbished to an exceptional standard and developed with an eye for detail very rarely seen in a hotel of this particular designation. It could also very easily be converted back into a prestigious private residence subject to the correct planning application. The main entrance

which gives open access to the Hallway. To the left is the open plan bar and dining area which utilises the full depth of the property with the bar area capable of holding (25) to the front and casual dining area holding 30 covers to the rear. At lower ground level is the communal kitchen for guests staying on a self-catering basis and an adjoining dining area (10) and alongside there is a guests laundry with coin operated machines.

Accommodation

There are a total of 10 Letting Bedrooms/Dormitory's to sleep up to 66 persons configured as follows...

- Double or Twin En-suite, no of rooms 3, sleeper total 6
- Family, 4 single or zip and link, en-suite, no of rooms 3, sleeper total 12
- 8-bed dorm, en-suite, no of rooms 1 sleeper, total 8
- 10-bed dorm, en-suite, no of rooms 1 sleeper, total 10
- 12-bed dorm, no of rooms 1 Sleeper Total 12
- 18-bed dorm, no of rooms 1 - Sleeper Total 18

The bedrooms are located at first, second and third floor levels as per the 3 D floor plan There are also communal shower room facilities on the first floor for guests in the non en-suite dormitories. Lower ground level main

commercial kitchen. Separate office. Office at mezzanine/half landing. House-keeping stores at upper levels. Boiler room in garden level extension. Under pavement stores to the front including beer cellar.



WEST END HOTEL

Staff Accommodation
At lower ground level there are two double bedrooms one with en-suite facilities. External : At the rear of the property there is a small townhouse garden and terrace area.

Services
Mains water, electricity, drainage and gas. Central heating from gas fired boiler.

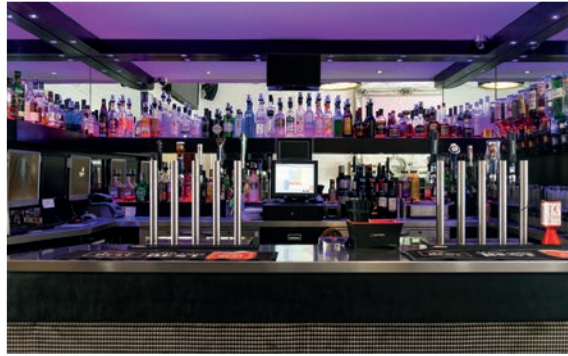
Tenure
Freehold

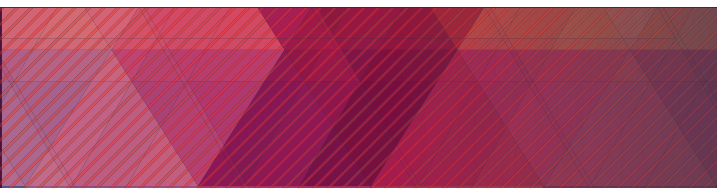
Website
www.thewestendhotel.co.uk

Accounts
Will be made available following a formal viewing or note of interest by your solicitor.



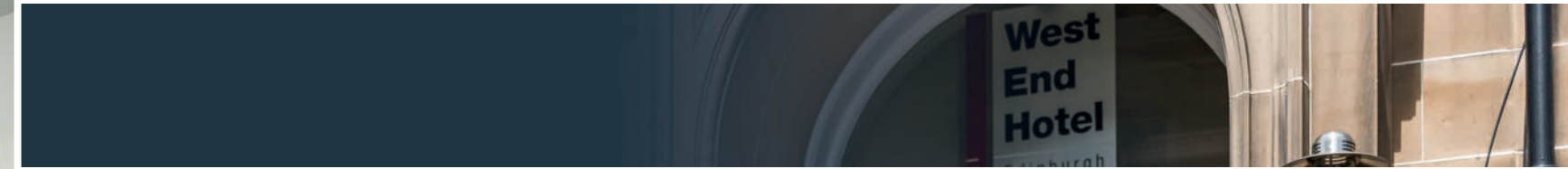
Bistro & Main Bar





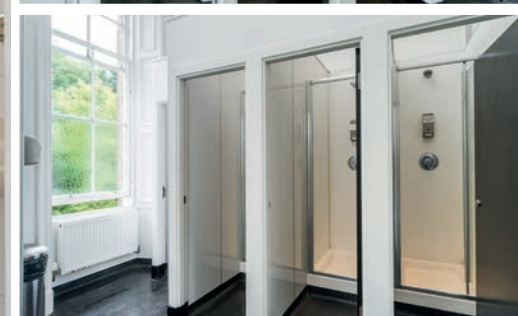
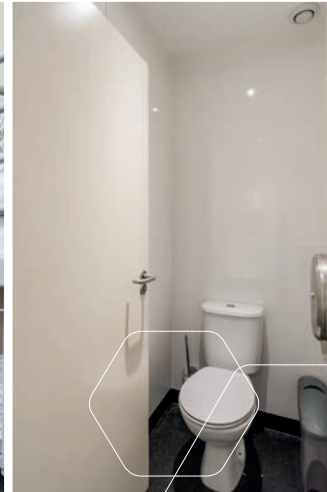
...the West End Hotel is a terraced Victorian townhouse, category B-listed building, which has its accommodation over five main levels...



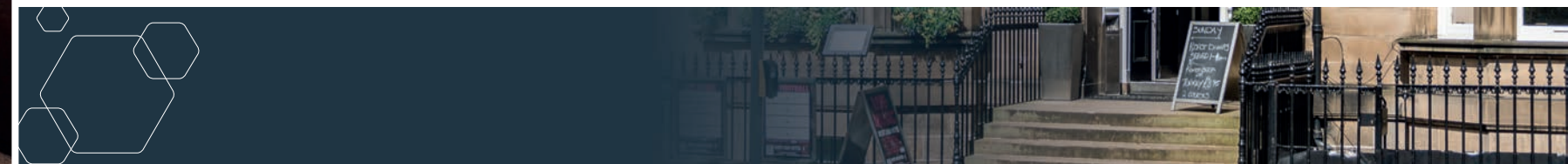
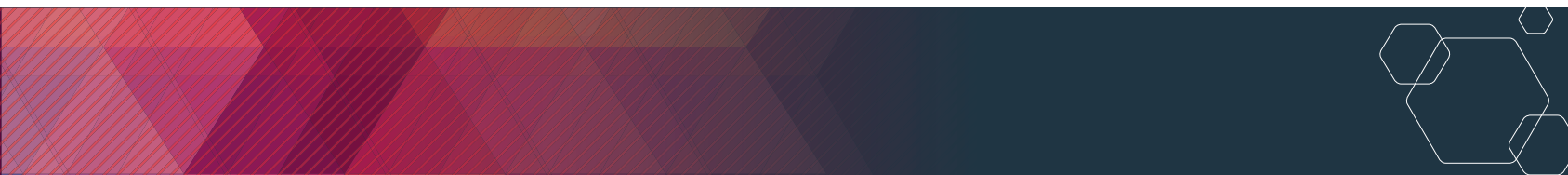


WEST END HOTEL
*Backpacker's Kitchen, Lounge
& Hotel Stairway*





*Bedrooms & Shower Room
Communal Shower*



Specifications & Floor Plan

Approximate Dimensions
(Taken from the widest point)

Basement

Backpackers Lounge	4.15m (13'7") x 3.35m (11')
Backpackers Kitchen	4.06m (13'4") x 3.44m (11'3")
Kitchen	4.89m (16'1") x 4.06m (13'4")
Office	5.85m (19'2") x 3.93m (12'11")
Mens Staff Room	4.27m (14') x 2.84m (9'4")
Ladies Staff Room	3.00m (9'10") x 2.83m (9'3")
Laundry Room	3.83m (12'7") x 2.34m (7'8")
Storage	2.80m (9'2") x 1.98m (6'6")

Ground Floor

Restaurant	7.94m (26'1") x 4.05m (13'3")
Restaurant Continued	6.82m (22'4") x 4.05m (13'3")
Lobby and Bar Area	6.79m (22'3") x 4.13m (13'6")
Mens Toilet	3.90m (12'10") x 2.04m (6'8")
Ladies Toilet	3.72m (12'3") x 2.41m (7'11")

First Floor

Room 1 (18 Beds)	8.36m (27'5") x 7.54m (24'9")
Room 2 (12 Beds)	6.83m (22'5") x 4.03m (13'3")
Communal Shower	4.11m (13'6") x 3.34m (11')

Second Floor

Room 3 (4 Beds)	5.16m (16'11") x 3.94m (12'11")
En-suite 3	2.70m (8'10") x 1.08m (3'7")
Room 4 (10 Beds)	6.84m (22'5") x 4.30m (14'1")

En-suite 4	2.40m x 4.30m (14'1")
Room 5 (4 Beds)	4.98m (16'4") x 4.05m (13'3")
En-suite 5	2.36m (7'9") x 0.85m (2'9")
Room 6 (2 Beds)	3.48m (11'4") x 2.75m (9')
En-suite 6	1.18m (3'9") x 2.53m (8'3")
Cleaners Cupboard	4.05m (13'3") x 1.29m (4'3")

Third Floor

Room 7 (2 Beds)	4.06m (13'4") x 2.75m (9')
En-suite 7	2.63m (8'8") x 1.15m (3'9")
Room 8 (8 Beds)	5.47m (17'11") x 4.11m (13'6")
En-suite 8	4.11m (13'6") x 2.38m (7'10")
Room 9 (4 Beds)	5.00m (16'5") x 4.06m (13'4")

Gross Internal Floor Area (m²) - 594 m²

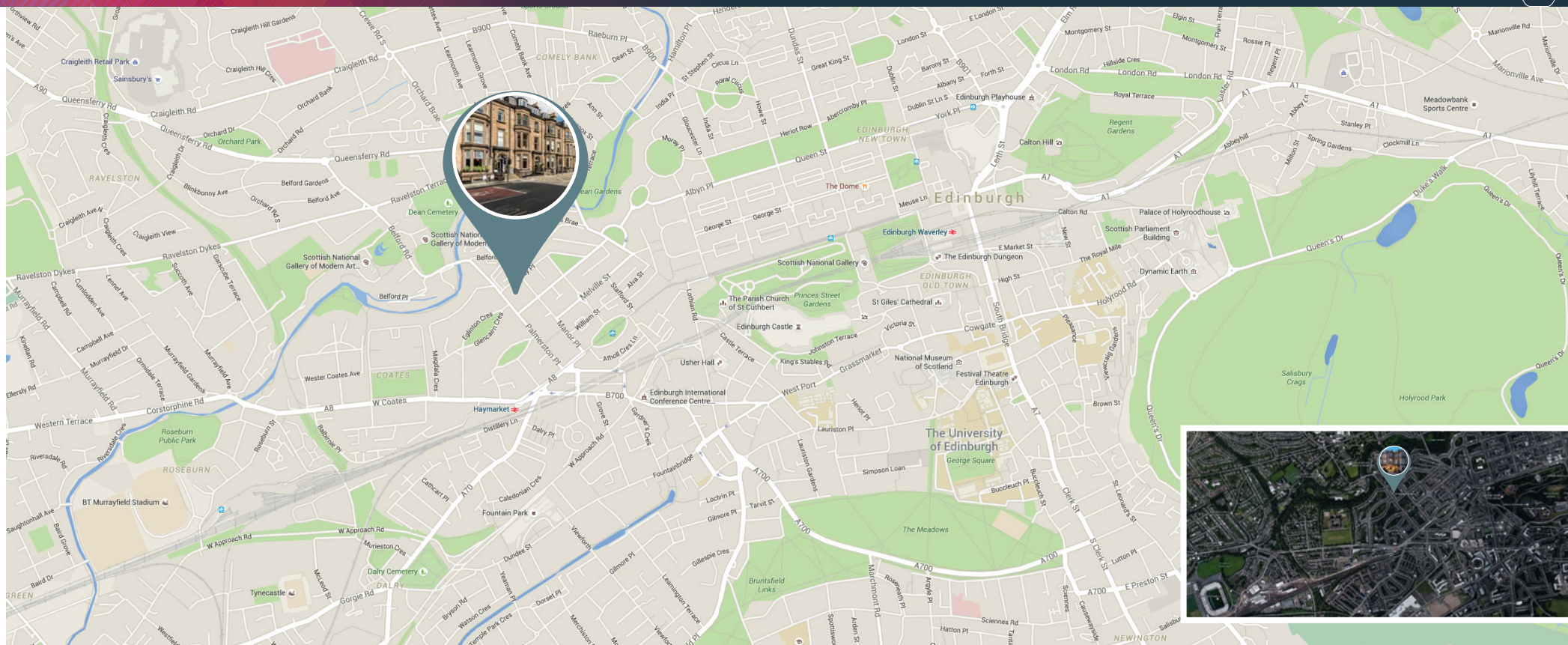
EPC Rating - F

Extras

(Included in the sale)

Property comes complete with goodwill and all trade contents (according to inventory) but excluding personal items. Stock at valuation.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
BILL CORBETT
 Commercial Director



Professional photography
VIKTOR VASS
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer