

12 December 2019

CLOSING DATE INFORMATION

30 – 32 FREDERICK STREET, EDINBURGH, EH2 2JR

On the instruction of Knight Property Group, please be advised that a Closing Date has been set for:

THURSDAY 16th JANUARY 2020 – 12.00 NOON

Offers are invited on an unconditional basis.

Offer submission:

Offers are to be submitted electronically to either or both:

- Michael Hodgson – michael@scarlettdev.co.uk
- Will Scarlett – will@scarlettdev.co.uk

Any Heads of Terms submission should contain as a minimum:

1. Purchaser

Identity of Purchaser including Purchasing entity. Full contact details for the main point of contact.

2. Price

The purchase price. If any deposit is offered, confirm details and timescale of payment.

3. Due Diligence

Details of any further due diligence required, if any.

4. Timescales

Proposed timescales and schedule of actions required for:

- Conclusion of Missives
- Settlement
- Date of Entry

5. Funding

Proof of funding including details of any debt finance or regulatory approvals required and any relevant timetables.

6. Approvals Process

Board or other required third-party approvals, together with a clear process and timetable for clearing approvals and conditions, if any.

7. Solicitor

Name and address of legal representative.

8. Additional Information

Please also note that to comply with new HMRC regulations on Anti-Money Laundering, the successful purchaser will be required to supply the following information either direct to us or through their solicitor at a later stage to complete the sale process:

- Private individuals: certified copy of ID (e.g. passport) and proof of address.
- Companies: name of organisation or company, company number, registered address, names of all directors, beneficial owners and individuals who control over 25% shares.

The seller is not bound to accept the highest or indeed any offer submitted and reserves the right to invite a short list to a second-round closing date and/or interview.

Further information can be found on the website: www.scarlettdev.co.uk/developments/frederickstreet

Further viewings can be arranged by appointment only by contacting Scarlett Land and Development.

Yours sincerely



Michael Hodgson
Consultant

michael@scarlettdev.co.uk

07813 082 468



Will Scarlett
Director

will@scarlettdev.co.uk

07768 146 642

We are required by Writing (Scotland) Act 1995 to confirm that this letter is not and is not intended to form part of a legally binding contract and the correspondence of which it is part is expressly subject to the completion of formal legal missives in accordance with Scots Law.