

TO LET

CLASS 1A PREMISES

Located in the popular Abbeyhill district of Edinburgh

Offers over £650 per calendar month

100% Small Business Rates Relief

Premises extend to 40.33 sqm (433 sqft)

Suitable for a variety of uses subject to obtaining the necessary planning consents



WHAT 3 WORDS



3 EAST NORTON PLACE, EDINBURGH, EH7 5DR

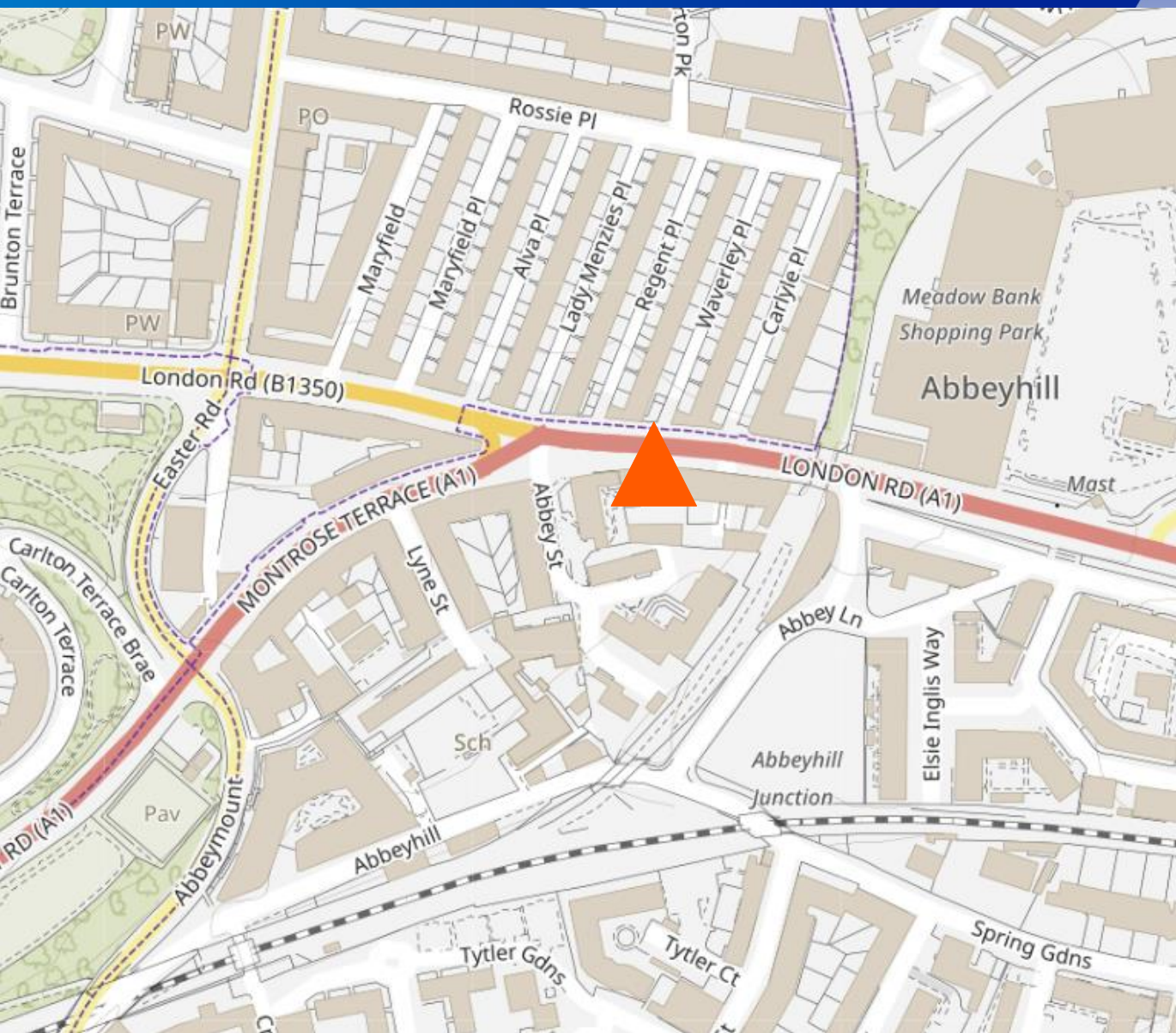
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Location

3 EAST NORTON PLACE, EDINBURGH, EH7 5DR



Location

The property is situated on the south side of East Norton Place which is a continuation of the arterial London Road which links Edinburgh to the south via the A1.

Located less than ½ mile from Edinburgh's city centre within the Abbeyhill district, the unit benefits from extremely high levels of vehicular and pedestrian passing traffic.

Abbeyhill has recently seen an increase in investment, including a large student accommodation development on West Norton Place.

Nearby commercial occupiers include;

- London Road Express
- The Artisan
- The Rosie Glow Salon
- Amber Arts
- Meadow Bank Retail Park which hosts a multitude of national occupiers.

**Class 1A premises within
Abbeyhill, Edinburgh**



FIND ON GOOGLE MAPS



Description

3 EAST NORTON PLACE, EDINBURGH, EH7 5DR



Description

The property comprises a Class 1A premises arranged over the ground floor of a 4 storey traditional stone built mid terraced property which contains predominantly commercial premises on the ground floor and residential properties on the upper floors.

Internally, the unit comprises an open plan office/retail space with storage and WC facilities situated to the rear of the property. The premises benefits from Class 1A consent and would suit a variety of uses including retail, office or café.

Accommodation

Description	m ²	ft ²
Ground Floor	16.97	183
TOTAL	16.97	183

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £650 per calendar month.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £2,300 which will allow for 100% rates relief subject to the tenants other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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