

# TO LET

## CLASS 1A PREMISES

Located in Loanhead, West Lothian

Offers over £7,000 per annum

100% Small business rates relief

Premises extend to 55.79 sqm (598 sqft)

Benefits from attractive glazed frontage  
providing tenants with excellent  
branding opportunities

Suitable for a variety of uses subject to  
the appropriate planning consents



WHAT 3 WORDS



114 MAYBURN AVENUE, LOANHEAD, EH20 9HB

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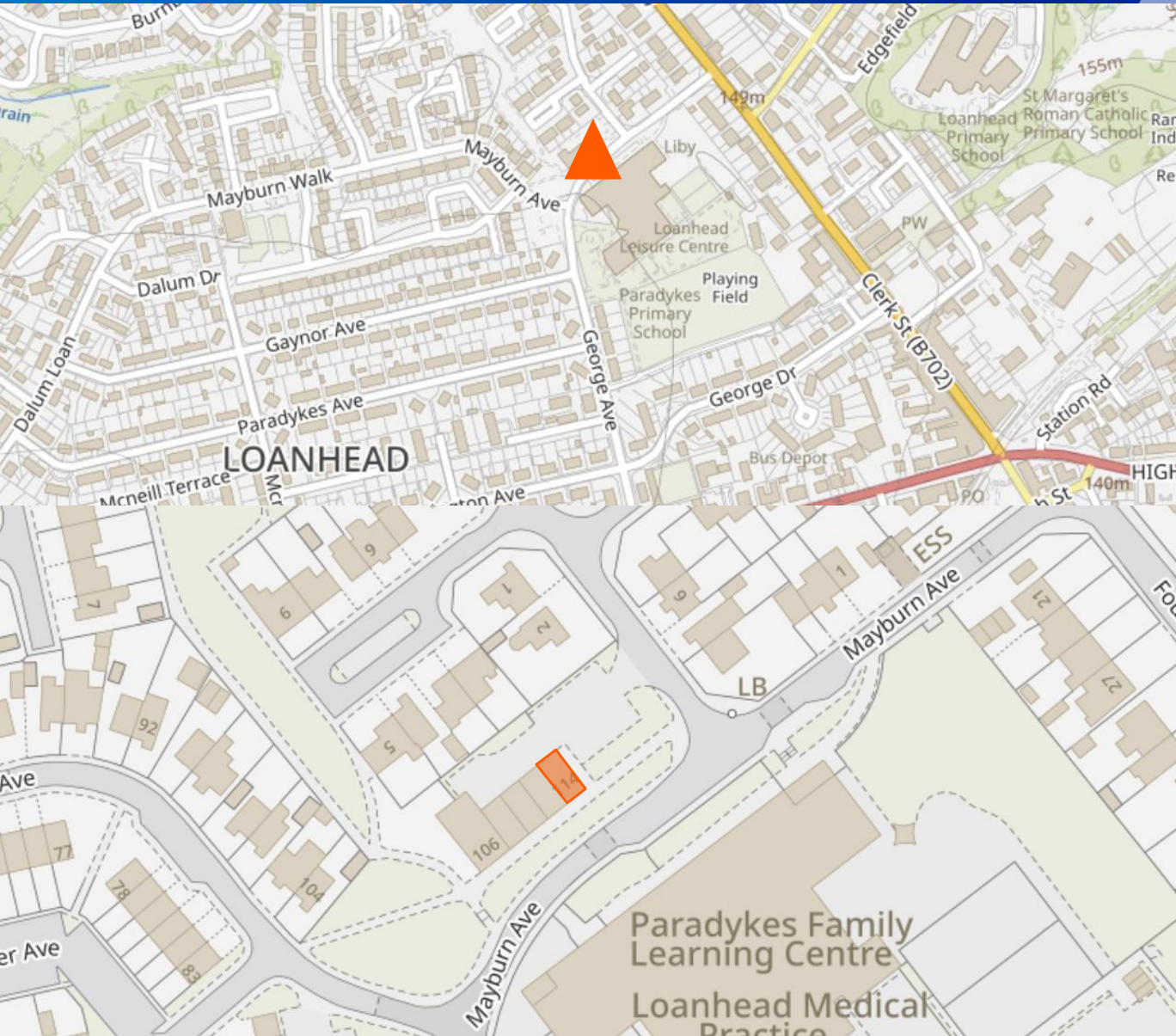






# Location

114 MAYBURN AVENUE, LOANHEAD, EH20 9HB



## Location

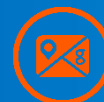
Loanhead is a well-established commuter town within Midlothian, located immediately south of the City of Edinburgh Bypass. This strategic route provides efficient access to Edinburgh's city centre as well as direct connectivity to the A1 motorway.

More specifically, the subjects are located within a trierarchy retail parade, which benefits from the provision of free on-site car parking.

The subjects are located within a mixed residential and commercial area, with the neighbouring commercial occupiers including a Key Store, Craigs Barbers, LT Studios (beautician) Gourmet Chinese Takeaway.



**Class 1A premises within  
Loanhead**



FIND ON GOOGLE MAPS





# Description

114 MAYBURN AVENUE, LOANHEAD, EH20 9HB



## Description

The subjects comprise of a self-contained Class 1A retail premises arranged over the ground floor of a single storey brick built, externally rendered property under a flat felt roof. The property benefits from a large glazed frontage which floods the property with natural light, which also provides excellent branding opportunities to prospective tenants.

Internally, the accommodation is a bright open plan area, with WC facilities to the rear of the property. The property benefits from a front & back entrance. The open plan configuration provides opportunity for interested parties to fit out the unit to their business needs, subject to landlord approval. The subjects encourages scope for various retail, professional services, cafe, subject to obtaining necessary planning consents.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	55.49	598
<b>TOTAL</b>	<b>55.49</b>	<b>598</b>

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 £7,000 per annum

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,200 which will allow for 100% rates relief subject to the tenant's 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.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **August 2025**

## 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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