

# TO LET

## CLASS 1A PREMISES

Located within the Meadowbank District of Edinburgh

Offers over £7,500 per annum

Situated in bustling mixed-use neighbourhood

Premises extends to 22.02sqm (237sqft)

Qualifies for 100% Small Business Rates Relief

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



WHAT 3 WORDS



4 MEADOWBANK AVENUE, EDINBURGH, EH8 7AP

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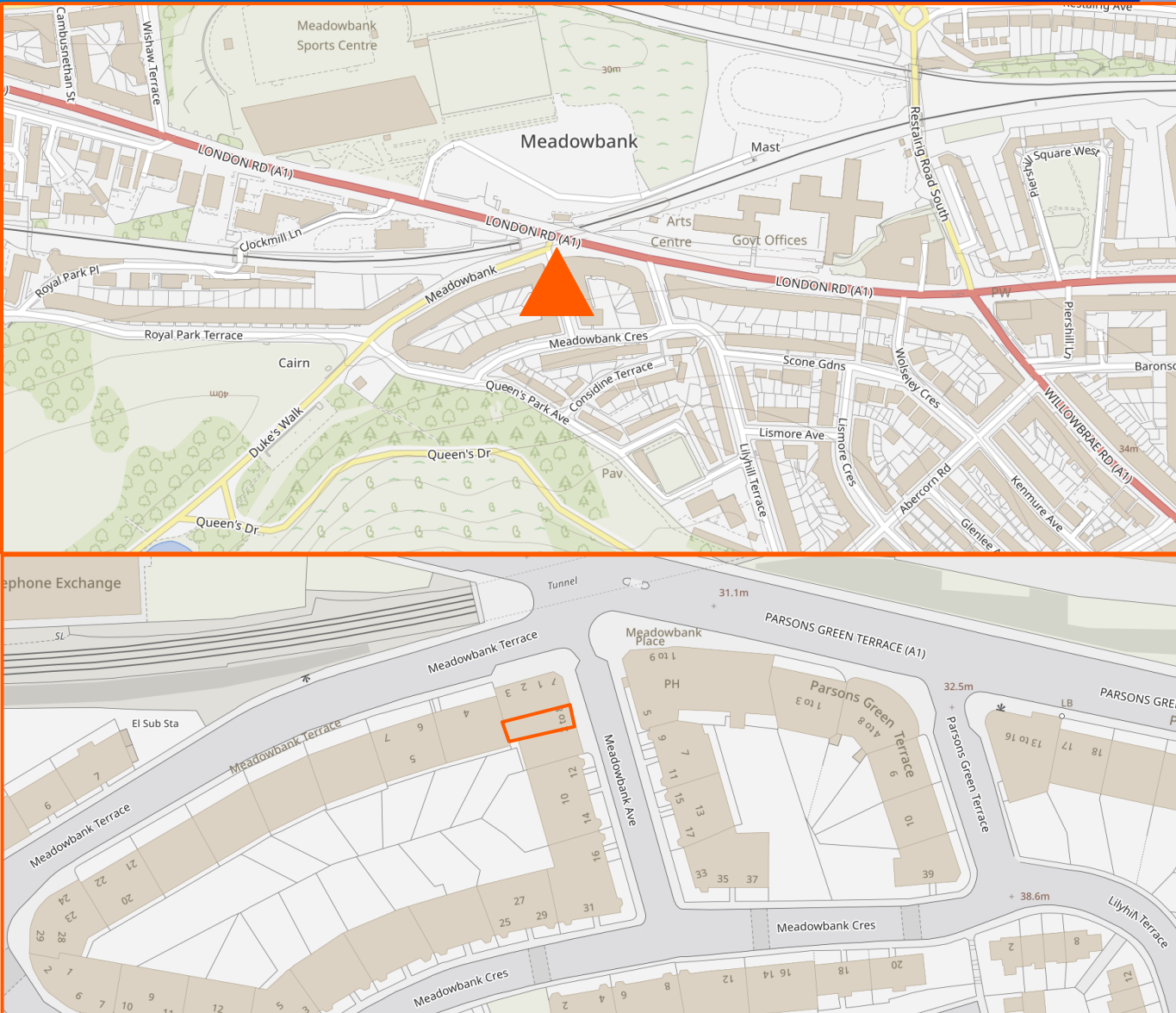






# Location

4 MEADOWBANK AVENUE, EDINBURGH, EH8 7AP



## Location

The subject is situated approximately 1 mile east of the city centre within the Meadowbank district of Edinburgh. Meadowbank Avenue is a one-way street accessed from the junction of London Road and Meadowbank Terrace. The property is located within the block bound by Meadowbank Terrace to the north and Meadowbank Crescent to the south.

The property benefits from an extensive bus network for Edinburgh City Centre and is also the main arterial route for the East Lothian bus operators. The premises is surrounded by a mixture of commercial and residential occupiers with the benefit of free on-street car parking immediately outside the property.

Nearby traders include Bliss House Coffee, McColl Associates, and Meadowbank Clinic, as well as the multi-purpose sports facility, Meadowbank Sports Centre, which is situated opposite the property.

**Class 1A premises in Meadowbank,  
Edinburgh**

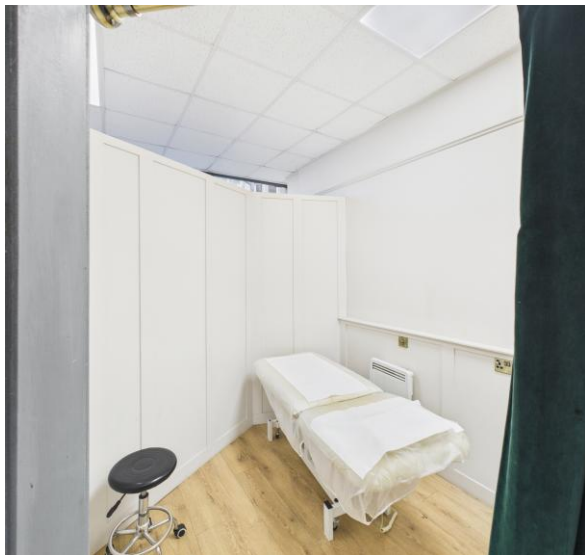


VIRTUAL TOUR



# Description

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## Description

The subject comprises of an immaculately presented Class 1A premises arranged over the ground floor of a four-storey traditional stone-built tenement. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises while offering excellent branding opportunities.

Previously a beauty salon, the property benefits from a bright reception area that leads through to a treatment area, with storage and w/c facilities to the rear of the property. The flexible space is suitable for a variety of uses, including professional services, retail, office or café.

## Accommodation

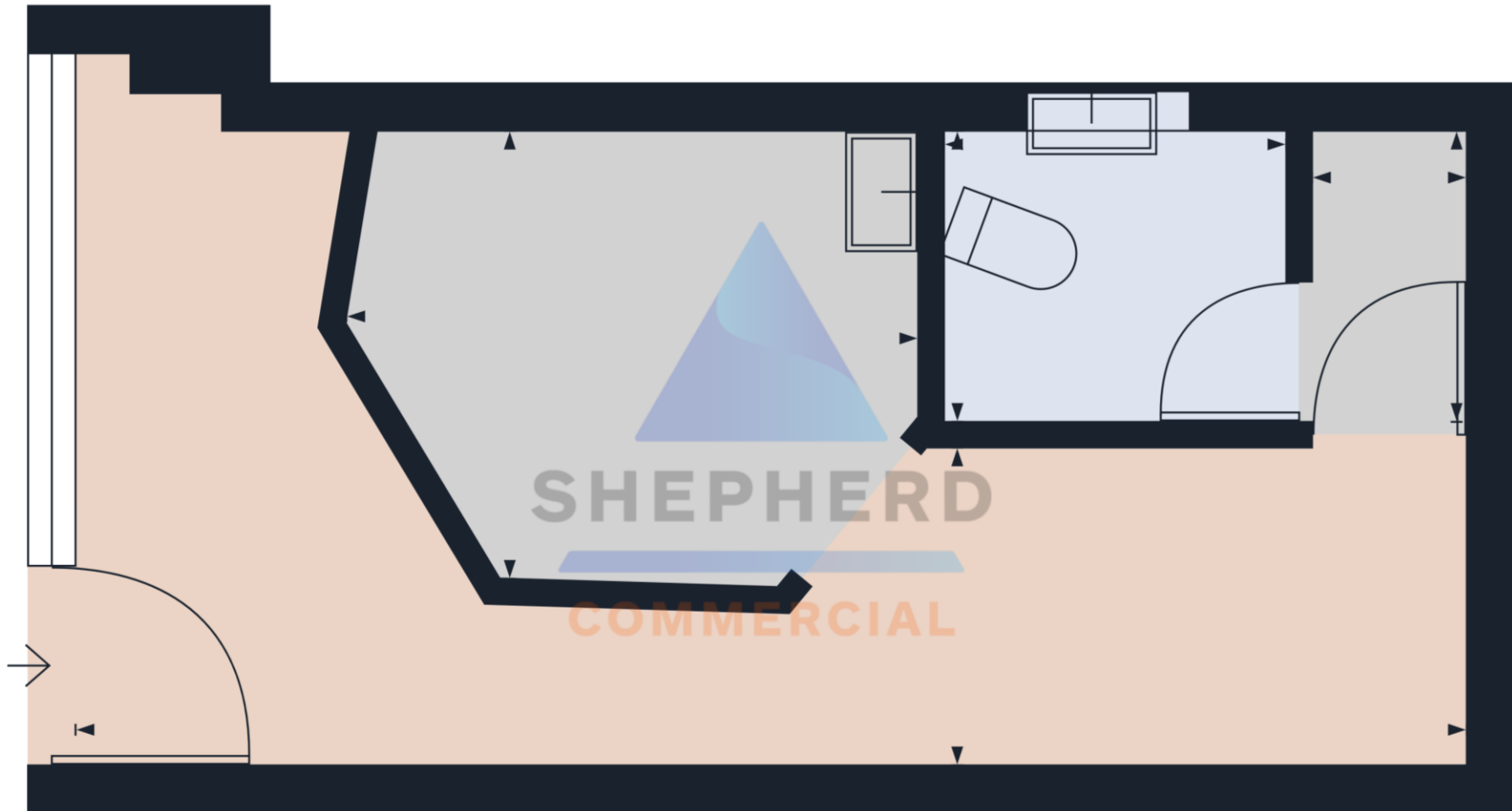
Size	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	22.02	237
TOTAL	22.02	237

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).



# Floor Plans

4 MEADOWBANK AVENUE, EDINBURGH, EH8 7AP







## Lease

Offers over £7,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £3,150 which will allow for 100% rates relief subject to the purchasers other commercial properties, if any.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however, the owner/occupier 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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