

TO LET

CLASS 1A PREMISES

Located in the Abbeyhill district of
Edinburgh

Offers over £10,000 per annum

Recently refurbished to an exceptional
standard & suitable for a variety of
occupiers

Benefits from extremely high levels of
footfall and vehicular passing traffic

Qualifies for 100% Small Business
Rate Relief

Premises extend to 34.20 sqm (368
sqft)



Virtual Tour



41 MONTROSE TERRACE, EDINBURGH, EH7 5DJ

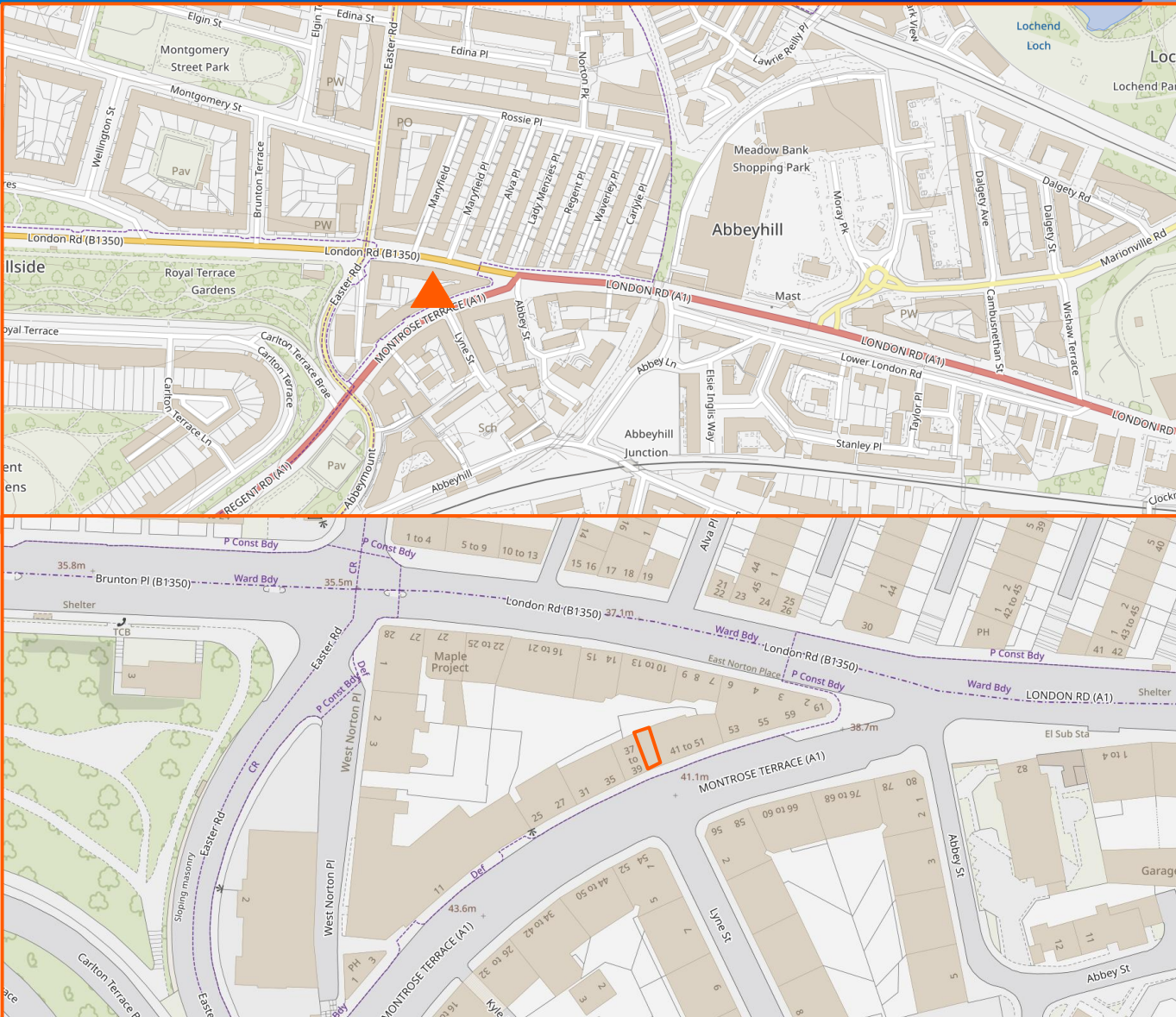
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Location

41 MONTROSE TERRACE, EDINBURGH, EH7 5DJ



Location

The subject is situated in the Abbeyhill district of Edinburgh, approximately 1 mile east of the city centre. Montrose Terrace forms a continuation of one of the main arterial routes (A1), carrying large volumes of vehicular and pedestrian traffic from Edinburgh's city centre to the south.

The subjects occupy a prominent position on the north side of Montrose Terrace within the block bound by London Road to the east and West Norton Place to the west. The premises is located on a well-established secondary retail parade within an extremely popular residential neighbourhood comprising a mix of students, young professionals and families.

Abbeyhill has recently seen an increase in local investment, including a large student accommodation development on West Norton Place, increasing its popularity as a desirable location for a variety of businesses. Nearby commercial occupiers include Edinburgh Denture Clinic, Matto Pizza, Art and Vintage Café and Meadowbank Shopping Park, which hosts a multitude of national occupiers including The Gym Group & Sainsbury's.

Leasehold opportunity in a highly sought-after neighbourhood



What 3 Words



Description

41 MONTROSE TERRACE, EDINBURGH, EH7 5DJ



Description

The subjects comprise a prominent ground floor Class 1A premises forming part of a traditional three-storey, mid-terraced stone-built tenement.

The property benefits from an attractive double-glazed frontage, providing excellent natural light throughout the premises whilst offering outstanding visibility and prominent branding opportunities.

Internally, the accommodation has been recently refurbished to an exceptional standard, creating a bright, modern and welcoming environment. The property presents a rare turnkey opportunity, ready for immediate occupation and offers flexibility for a variety of commercial uses. The accommodation comprises a bright front shop area, rear space and WC facility. The adaptable layout is ideally suited to a range of occupiers, including retailers, professional service providers, cafés and other customer-facing businesses.

Accommodation

Description	m ²	ft ²
Ground Floor	34.20	368
TOTAL	34.20	368

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

41 MONTROSE TERRACE, EDINBURGH, EH7 5DJ





Rent

The subjects are being offered on a leasehold basis at offers over £10,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,900 which will allow for 100% rates relief subject to the purchaser'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

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 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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