

CLASS 1A PREMISES

- > LOCATED IN THE MEADOWBANK DISTRICT OF EDINBURGH
- > OFFERS OVER £12,500 PER ANNUM
- > PREMISES EXTENDS TO 83.11 SQM (895 SQFT)
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > CONTEMPORARY PROFESSIONAL SERVICE OCCUPIER FIT-OUT COMPLETED TO EXCEPTIONAL STANDARD
- > ATTRACTIVE GLAZED FRONTAGE
- > EXTREMELY HIGH LEVELS OF VEHICULAR PASSING TRAFFIC



TO LET

22 ABBEY LANE, EDINBURGH, EH8 8JH

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LOCATION

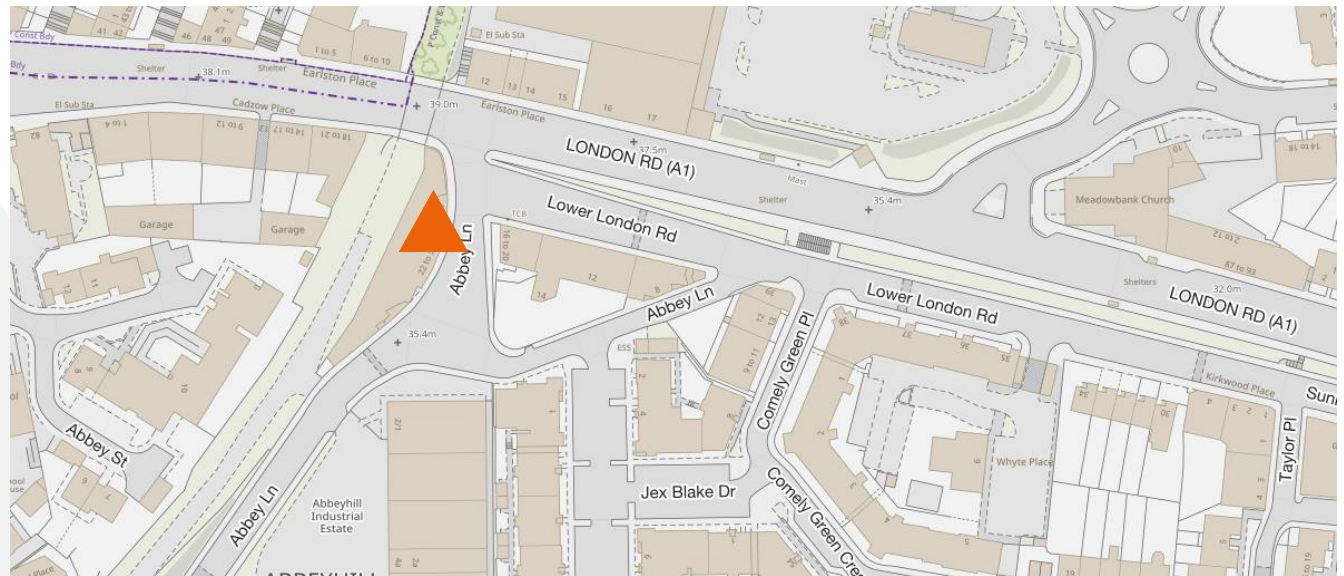
The subject is prominently situated on the corner of Abbey Lane and London Road within the Meadowbank district of Edinburgh which is located approximately 1.5 miles east of the city centre. The corner premises is prominently positioned benefitting from a high volume of vehicular & pedestrian traffic which travel along London Road to and from the city centre. The recent expansion of student accommodation as well as the mix of reputable national and local commercial occupiers has created a bustling mixed-use neighbourhood. Nearby occupiers include Meadowbank Dental Practice, The Artisan, McDonalds, Matto Pizza and The Meadowbank Retail Park.

DESCRIPTION

The subject comprises a Class 1A premises arranged over the ground & basement floors of a 6 storey plus basement metal clad mixed corner block. Internally the property has been fitted out to an exceptional standard providing a modern & contemporary aesthetic suitable for a variety of uses. The unit comprises a spacious reception and waiting area with two adjoining consultation rooms. The basement has an additional consultation room as well as storage compartments, staff area with kitchenette and W.C. facilities.

LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £12,500 per annum.



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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ACCOMMODATION	SqM	SqFt
Ground Floor	57.22	616
Basement	25.89	279
TOTAL	83.11	895

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £10,500 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 6 months of the beginning of the tenancy.

VAT

This property is VAT elected.

EPC

Released on application.

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.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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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