

TO LET

CLASS 1A RETAIL PREMISES

Located in the Inverleith district of Edinburgh

Offers over £15,000 per annum

Extremely high levels of pedestrian and vehicular passing trade

Situated in affluent neighbourhood

Premises extend to 65.87 sqm (709 sqft)

100% Small Business Rates Relief

Parade popular with national & local occupiers



WHAT 3 WORDS



6A MONTAGU TERRACE, EDINBURGH, EH3 5QX

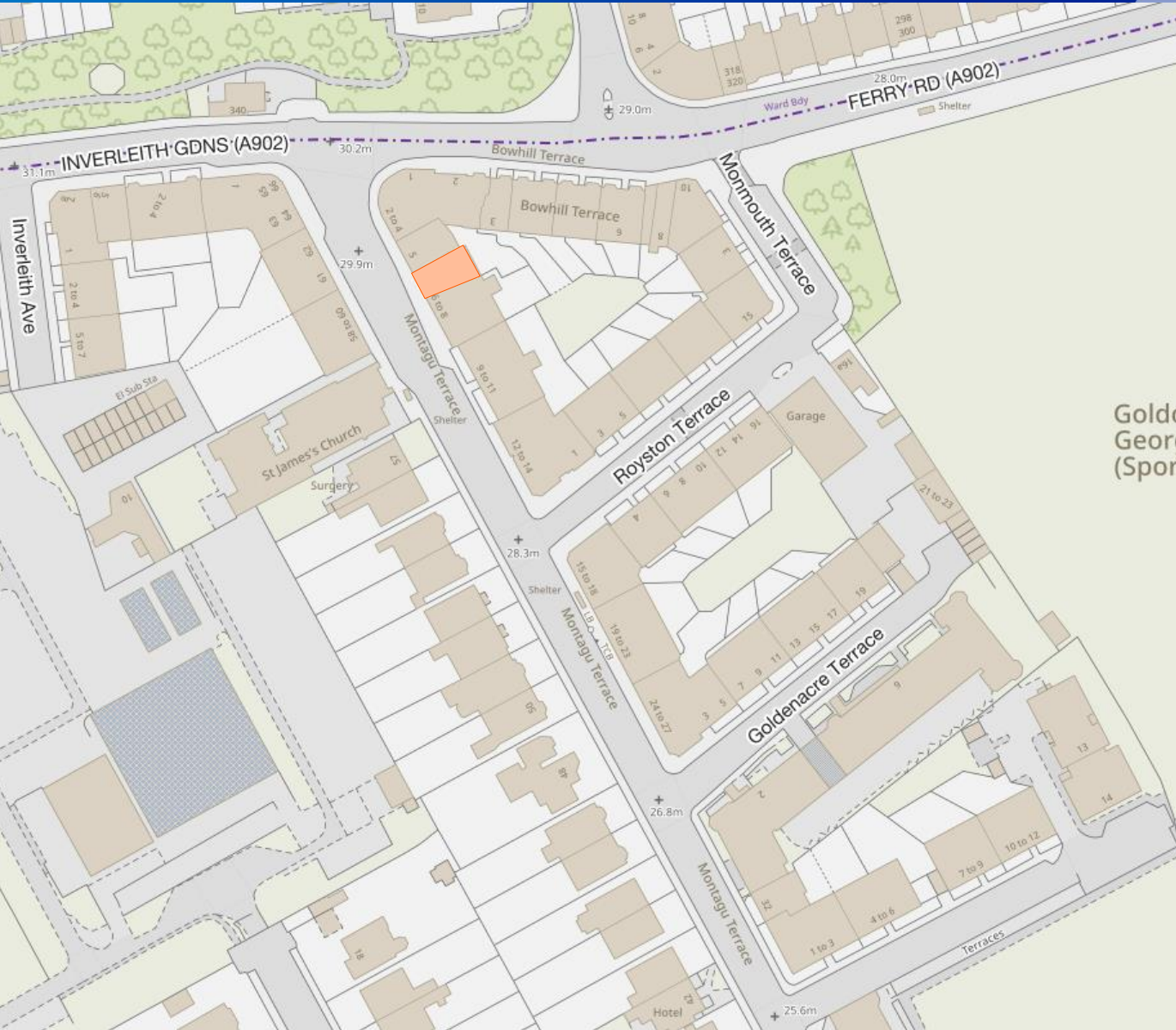
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Location

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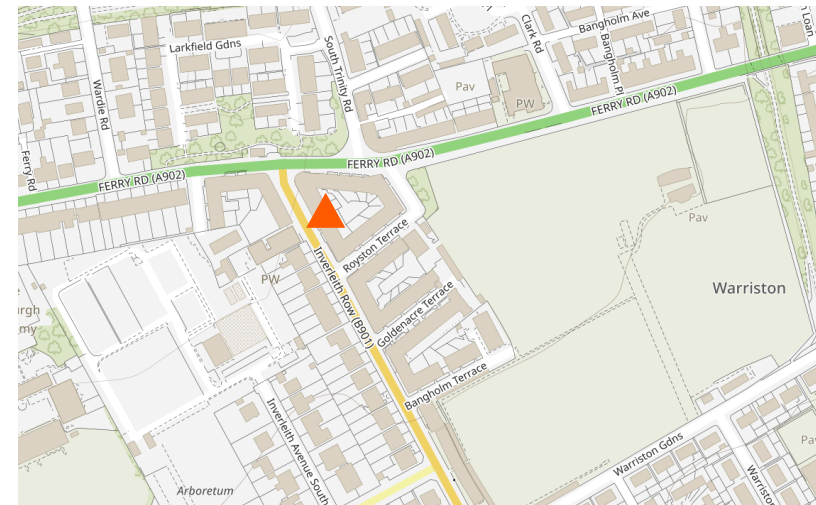


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Location

The subjects are located on the east side of Montagu Terrace close to the junctions with Ferry Road to the North & Royston Terrace to the south within the Inverleith area of Edinburgh. Montagu Terrace is a popular location benefiting from a variety of amenities and enjoys a high volume of passing vehicular and pedestrian traffic.

Montague Terrace is a continuation of Inverleith Row & is home to a variety of national and local occupiers including Tax Assist Accountants, Rodger and Smallridge Optometrist, Montagu Deli and Goldenacre playing fields.



**Class 1A premises within
Inverleith district of Edinburgh**

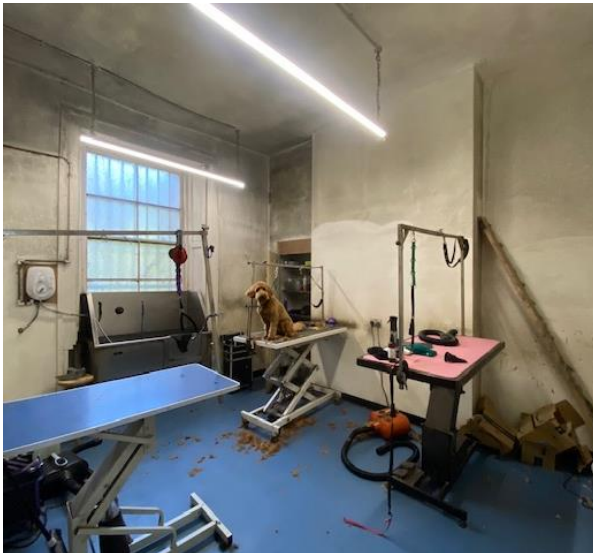


FIND ON GOOGLE MAPS



Description

6A MONTAGU TERRACE, EDINBURGH, EH3 5QX



Description

The subjects comprise a Class 1A retail premises arranged over the ground floor of a five storey terraced stone-built property surmounted under a pitched and slated roof.

Internally, the accommodation comprises a well-proportioned front shop with a back shop & WC facility to the rear.

The configuration of the subjects encourages scope for various retail, professional services or café uses subject to obtaining necessary planning consents.

Accommodation

Description	m ²	ft ²
Ground Floor	65.87	709
TOTAL	65.87	709

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 £15,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £10,300 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

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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Shepherd Chartered Surveyors

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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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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. **September 2024**