

# FOR SALE

## CLASS 1A RETAIL PREMISES

Located in the affluent Marchmont district of Edinburgh

Offers over £135,000

Extremely high levels of pedestrian and vehicular passing trade

Highly sought-after commercial & residential neighbourhood

Premises extend to 54.90 sqm (591 sqft)

100% Small Business Rates Relief

Parade popular with national & local occupiers

Rarely available freehold opportunity



WHAT 3 WORDS



**58 WARRENDER PARK ROAD, EDINBURGH, EH9 1HH**

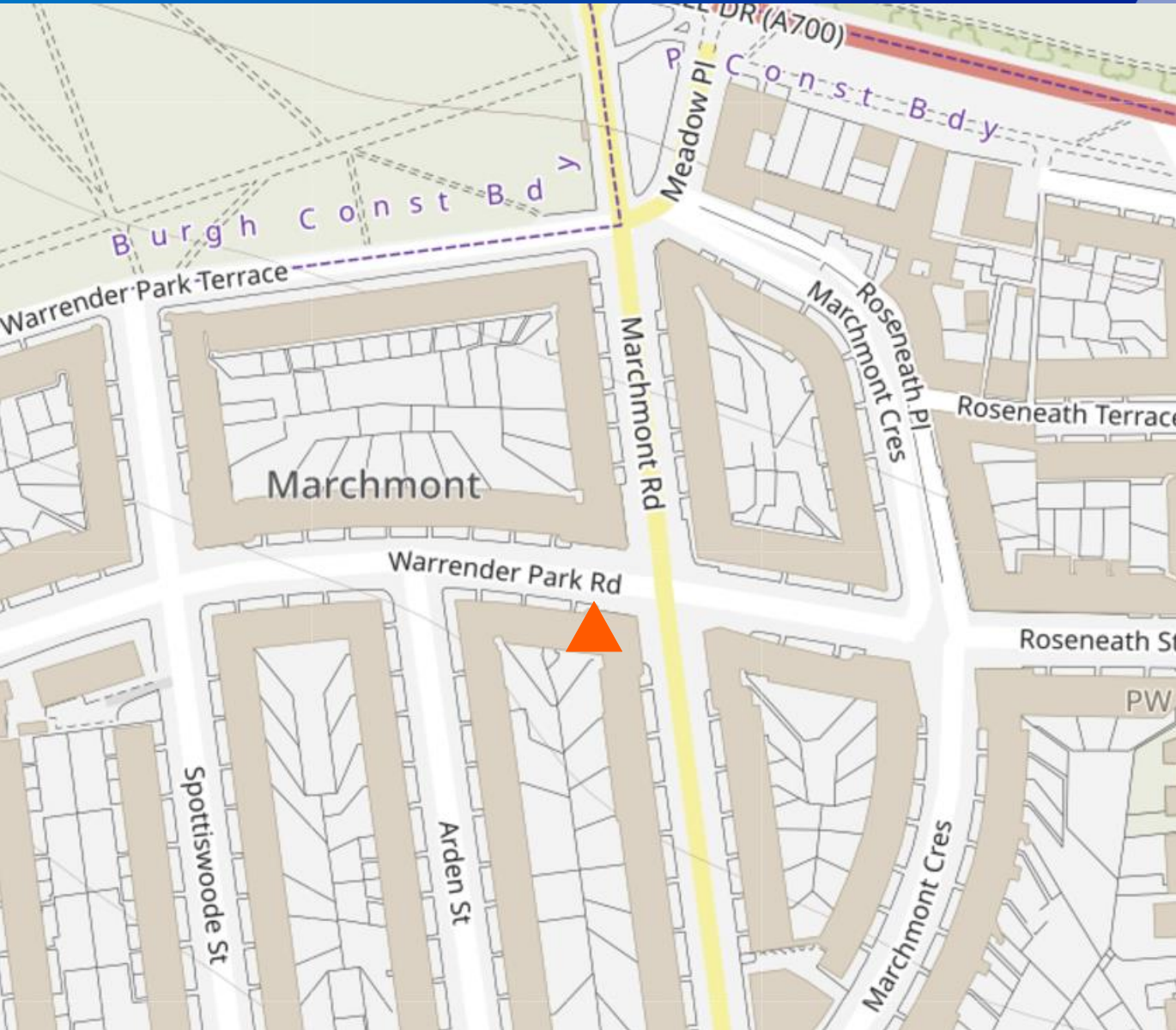
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# Location

58 WARRENDER PARK ROAD, EDINBURGH, EH9 1HH



## Location

The property is prominently positioned on the south side of Warrender Park Road at the corner of Marchmont Road to the south within the highly sought-after Marchmont district of Edinburgh. Marchmont is situated approximately 2 miles south of Edinburgh's city centre and is well connected with an abundance of bus routes regularly servicing the area.

The subjects are located close to Marchmont Road which acts as a main thoroughfare from the south side of the city towards the city centre within a well-established secondary retail parade that benefits from a mix of local and national traders including Toast,

Marchmont Pharmacy & Sainsbury's Local. The subjects are located in the heart of the Marchmont district of Edinburgh which is an affluent suburb & a popular residential location for students, young professionals & families. It is within walking distance of the Edinburgh University Library & the George Square University facilities.



Rarely available freehold opportunity



Virtual Tour



# Description

58 WARRENDER PARK ROAD, EDINBURGH, EH9 1HH



## Description

The subjects comprise an extremely desirable Class 1A premises arranged over the ground and basement floors of a traditional four storey & basement stone-built tenement. The subjects benefit from a glazed frontage facing onto Warrender Park Road which creates a bright and pleasant space.

Internally, the ground floor comprises an open plan sales area. The basement is accessed via a suspended timber staircase and benefits from abundant storage and a WC facility. Given the well-proportioned configuration of the unit, it would be suitable for a variety of uses including retail, office or cafe.

Description	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	30.92	333
<b>Basement</b>	23.96	258
<b>TOTAL</b>	<b>54.90</b>	<b>591</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).



## Price

Offers over £135,000

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,200 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

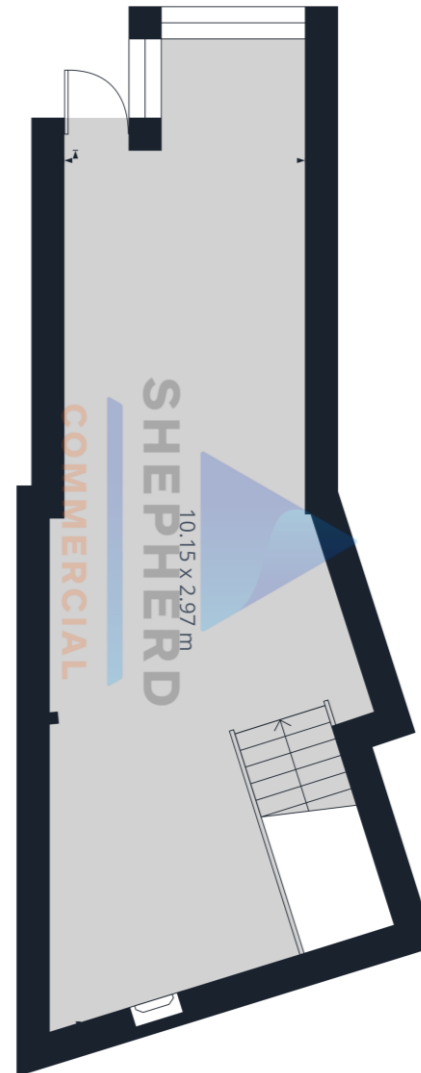
An Energy Performance Certificate is available upon request.

## VAT

This property is not VAT elected.

## 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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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. **November 2024**