

FOR SALE/ MAY LET

CLASS 1A PREMISES

Located in the popular Abbeyhill district of Edinburgh

Offers over £115,000

Offers over £9,500 per annum

Extremely high levels of pedestrian and vehicular passing trade

100% Small Business Rates Relief

Premises extend to 41.84 sqm (450 sqft)

Rarely available freehold or leasehold opportunity in sought after secondary location

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



WHAT 3 WORDS



11 CADZOW PLACE, EDINBURGH, EH7 5SN

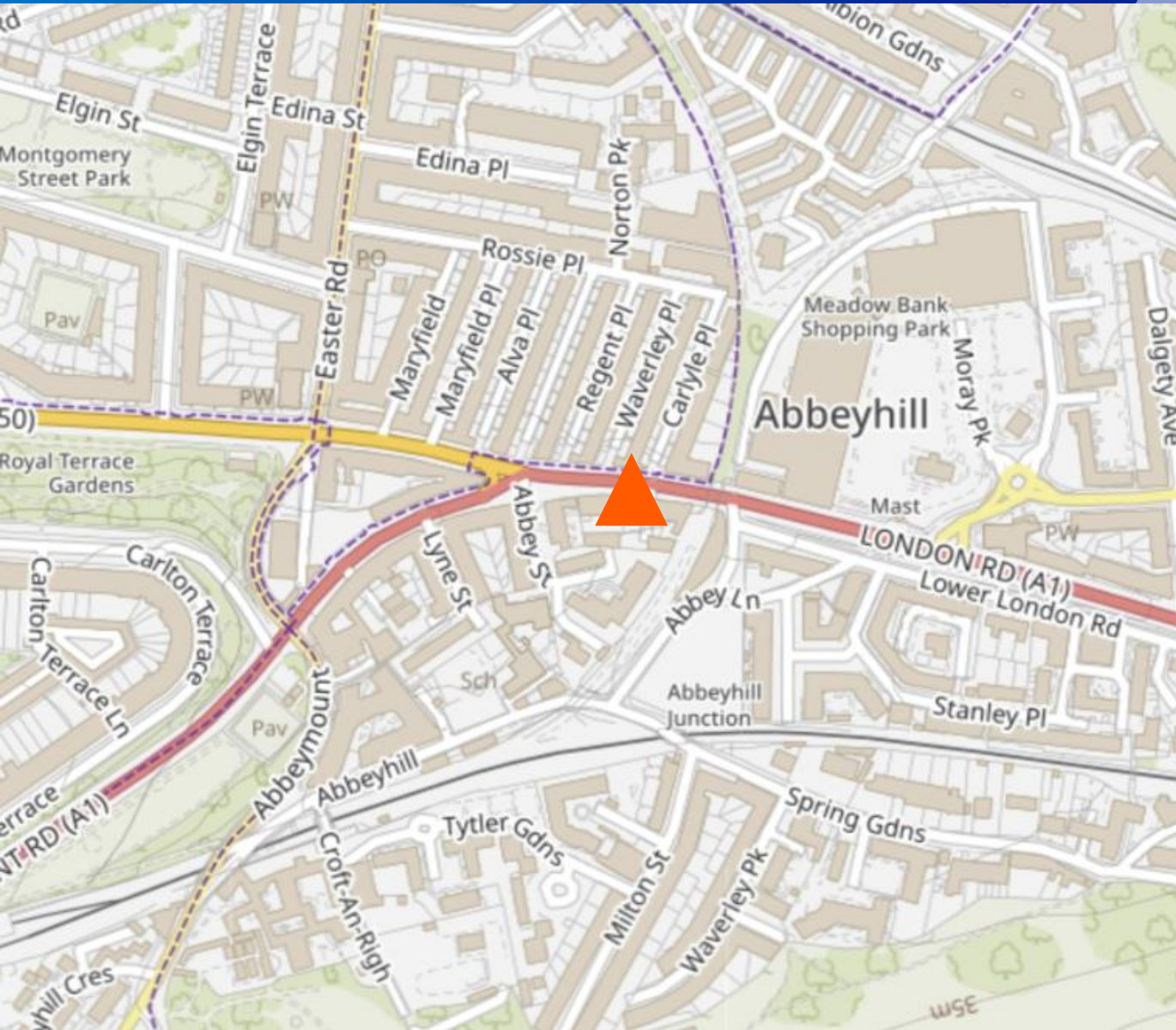
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Location

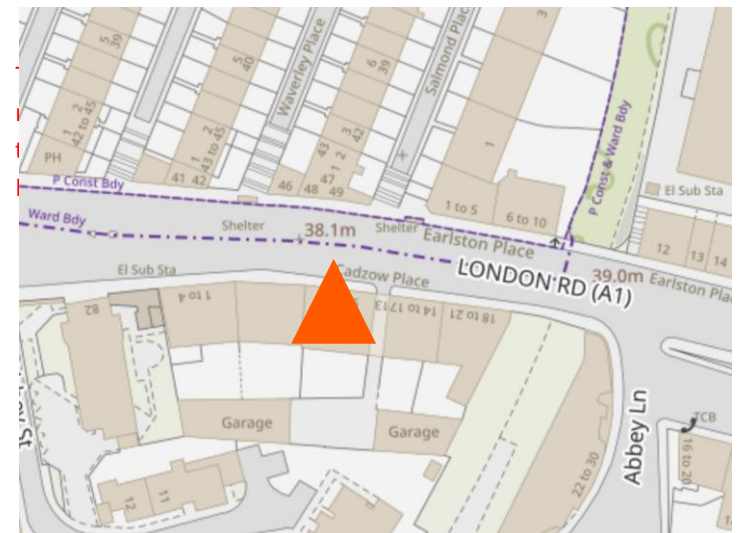
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Location

The subjects are located on the south side of Cadzow Place in a block bounded by Abbey Lane to the east & Montrose Terrace crossroads to the west within the Abbeyhill district of Edinburgh. The property is positioned on a busy arterial route feeding from London Road which connects Edinburgh to the south via the A1. In turn, the property benefits from extremely high levels of vehicular and pedestrian passing traffic.

Abbeyhill has recently seen an increase in investment, including a large student accommodation development on West Norton Place making it a popular location for a variety of occupiers. Nearby commercial occupiers include Matto Pizza, Red Kite Café, Pharmacy Clinic Edinburgh, Pretty Woman Bridal, and Meadow Bank Retail Park which hosts a multitude of national occupiers.



**Class 1A premises within
Abbeyhill, Edinburgh**



FIND ON GOOGLE MAPS



Description

11 CADZOW PLACE, EDINBURGH, EH7 5SN



Description

The subjects comprise a Class 1A premises arranged over the ground floor of a four storey mid terraced stone-built property surmounted under a pitched and slated roof. The property has an attractive large glazed frontage allowing for natural light to flow throughout the premises.

Internally, the accommodation comprises of a bright front shop area, back shop & tea preparation and WC facility to the rear. The subjects configuration encourages scope for various retail, professional services, or leisure uses, subject to obtaining necessary planning consents.

Accommodation

Description	m ²	ft ²
Ground Floor	41.84	450
TOTAL	41.84	450

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

The subjects are offered on a freehold basis at offers over £115,000.

Rent

Offers over £9,500 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £4,900 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

The property is not elected for 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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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. **February 2025**