# TO LET

## CLASS 1A PREMISES

- **Located in the Meadowbank district of Edinburgh**
- **Offers over £13,500 per annum**
- **Situated in highly sought-after neighbourhood**
- **Qualifies for 100% Small Business Rate Relief**
- **Premises extend to 46.14 SQM (497 SQFT)**
- **Large glazed frontage suitable for Excellent exposure and branding opportunities**
- **Suitable for a variety of uses subject to the necessary planning consents**

WHAT 3 WORDS



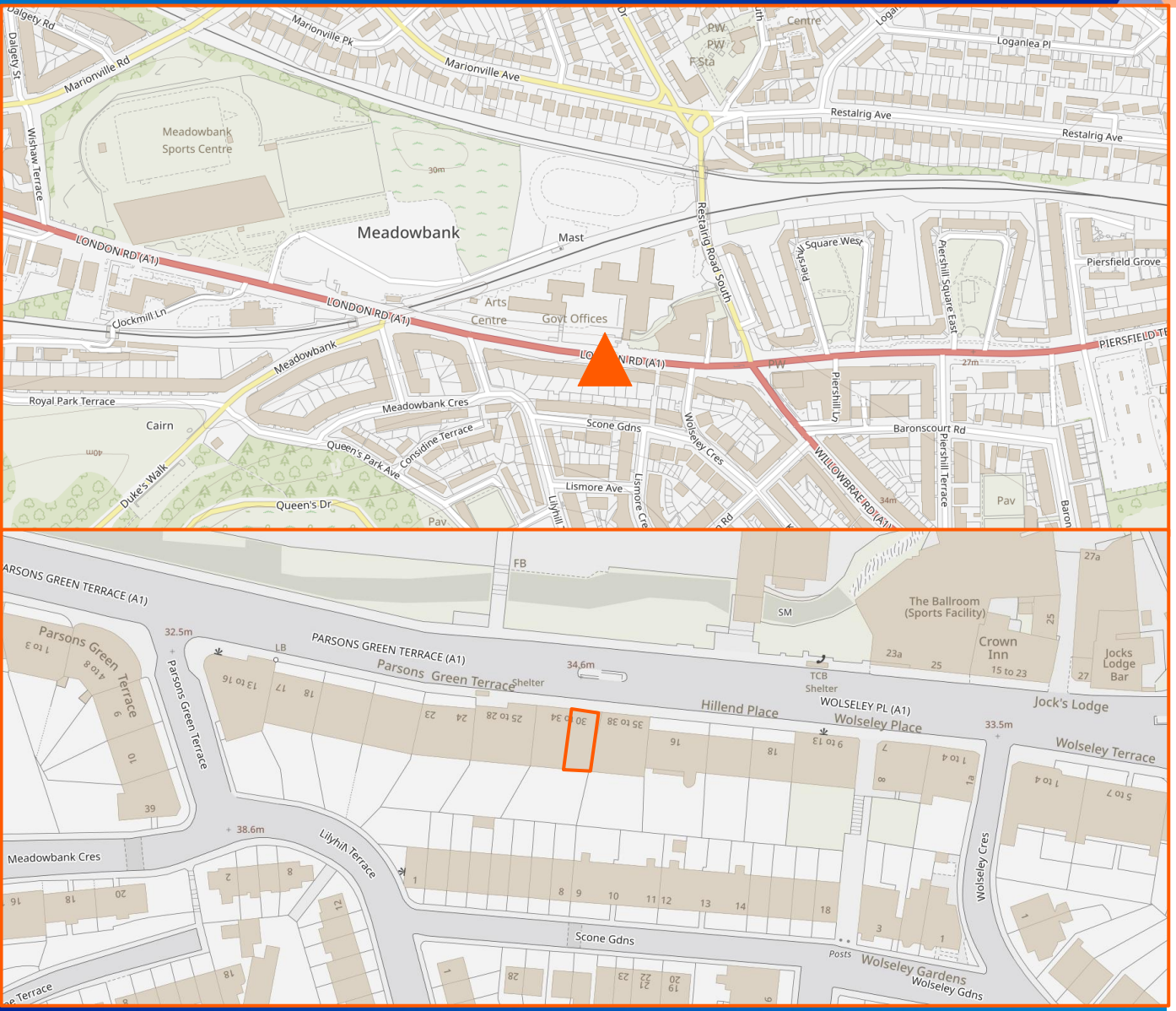

## 30-31 PARSONS GREEN TERRACE, EDINBURGH, EH8 7AF

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# Location

30-31 PARSONS GREEN TERRACE, EDINBURGH, EH8 7AF




## Leasehold opportunity available in the Meadowbank district

Goggle Maps

## Location

The premises are located in the Meadowbank district of Edinburgh, approximately 1 miles east of the city centre. Parsons Green Terrace forms part of the London Road which forms part of the A1 truck road. This is one of the main arterial routes linking the City Bypass and A1 to the east side of the city. The route also benefits from an extensive bus network not only for Edinburgh City but acts as the main link for East Lothian bus operators.

The subjects are located on the south side of Parsons Green Terrace, within the block bounded by Meadowbank Crescent to the west and Wolseley Cresent to the east. The nearby occupiers include Viva Hair Salon, The Embroidery Shop and Baba Rista.

The immediate surrounding area is about to undergo a dramatic transformation within the next couple of years that will see the development of 190 student flats. The new development will bring exciting opportunities to the area, for further information please visit the Edinburgh City Council Planning Portal (ref no. 20/05625/PAN).



# Description









## Description

The subject comprise a highly prominent Class 1A premises arranged over the ground floor of a four-storey traditional stone-built terrace with a single-storey projection under a flat felt roof. The property benefits from a double-glazed frontage which encourages significant exposure for vehicular passing traffic and pedestrians.

Internally, the space offers bright, open-plan accommodation, ideal for a variety of business uses, subject to obtaining necessary planning consent. Additionally, a W/C facility is located to the rear of the property.

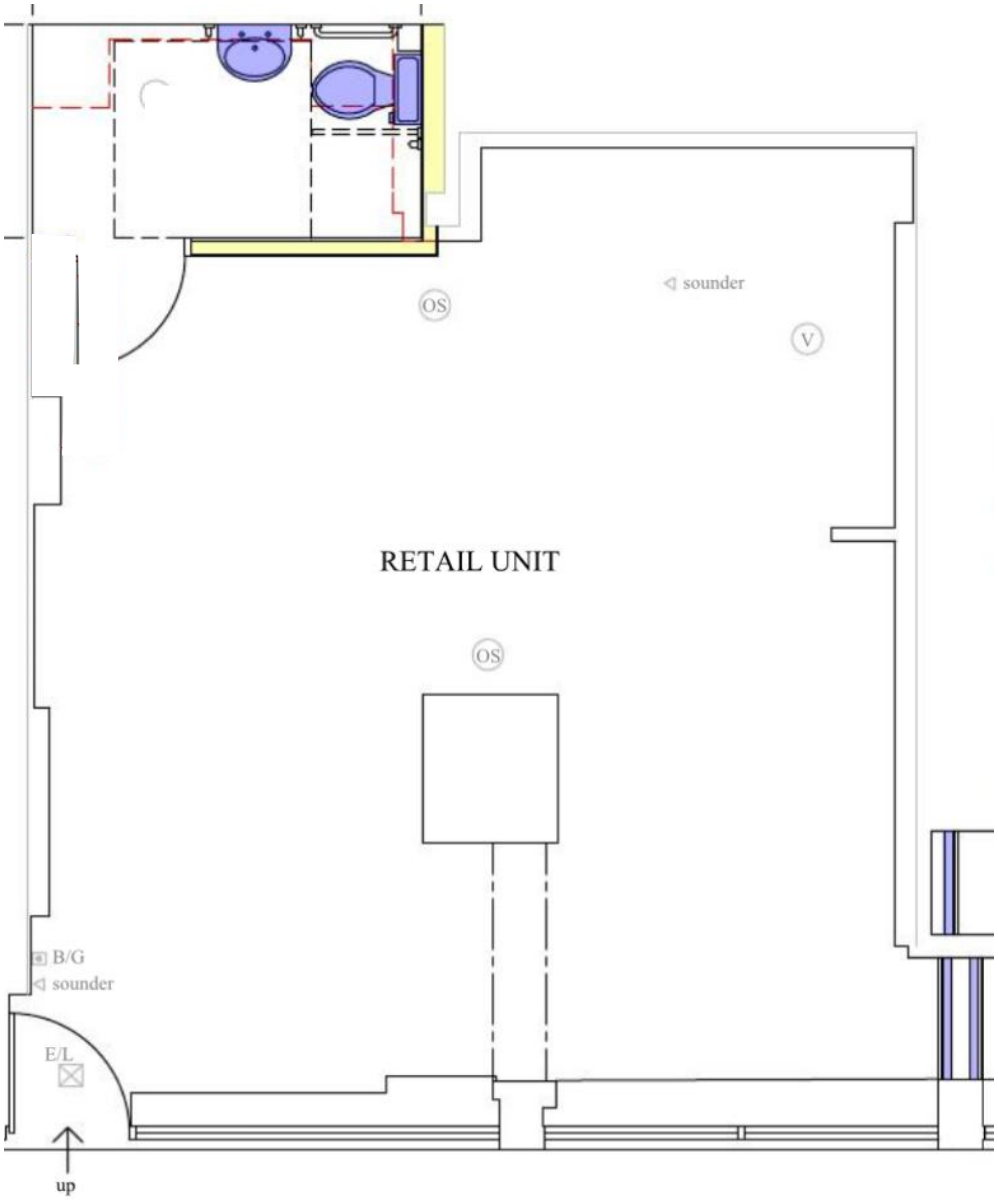
## Accommodation

| Description | $m^2$ | $ft^2$ |
|---|---|---|
| **Ground Floor** | 46.14 | 497 |
| | | |
| **TOTAL** | **46.14** | **497** |

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





# The Detail



## 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 £13,500 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £8,000 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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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. **March 2026**

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