

TO LET

CLASS 1A PREMISES

Located in the heart of Edinburgh's
Fountainbridge district

Offers over £12,000 per annum

Benefits from high levels of footfall and
vehicular passing traffic

Large glazed frontage suitable for
excellent exposure and branding
opportunities

Premises extend to 27.83 sqm (300 sqft)

Suitable for a variety of occupiers
subject to the necessary planning
consents



WHAT 3 WORDS



164 FOUNTAINBRIDGE, EDINBURGH, EH3 9RX

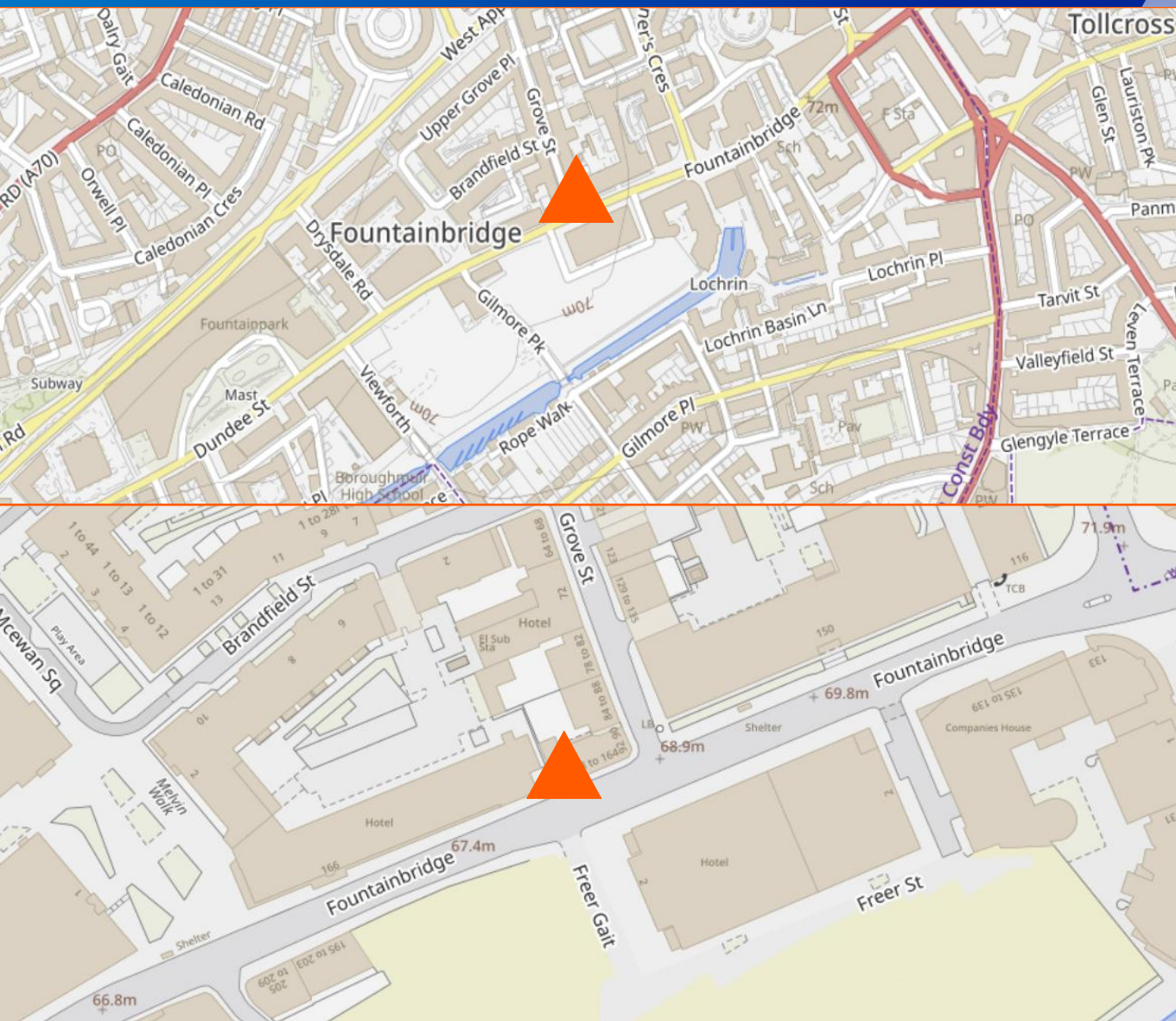
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Location

164 FOUNTAINBRIDGE, EDINBURGH, EH3 9RX



Location

The subjects are located within the Fountainbridge district of Edinburgh, situated approximately 1.5 miles south west of Edinburgh's city centre. The subjects are positioned on the south side of Fountainbridge, positioned west of Lothian Road (A700) on a busy arterial route leading traffic east towards Tollcross and west towards Dalry and Gorgie on a well-established secondary retail parade which benefits from a mix of local and national traders.

The subjects benefit from their proximity to the new Fountainbridge mixed-use development, forming part of a vibrant neighbourhood of 253 homes; further enhancing pedestrian footfall in the area.

**Rarely available leasehold opportunity
in Edinburgh City Centre**



Virtual Tour



Description

164 FOUNTAINBRIDGE, EDINBURGH, EH3 9RX



Description

The subjects comprises of a well-presented Class 1A premises arranged over the ground floors of a four-storey tenement building. The property benefits from a large glazed frontage, allowing natural light to flow throughout the premises, as well as offering excellent branding opportunity.

Previously a barber, the property benefits from a bright front shop area that leads through to the small tea prep and WC facilities. The flexible space is suitable for a variety of uses, including professional servicers, retail, or an office premises.

Accommodation

Description	m ²	ft ²
Ground Floor	27.83	300
TOTAL	27.83	300

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 £12,000 per annum.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,000, which qualifies for small business rates relief, subject to tenant circumstance.

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

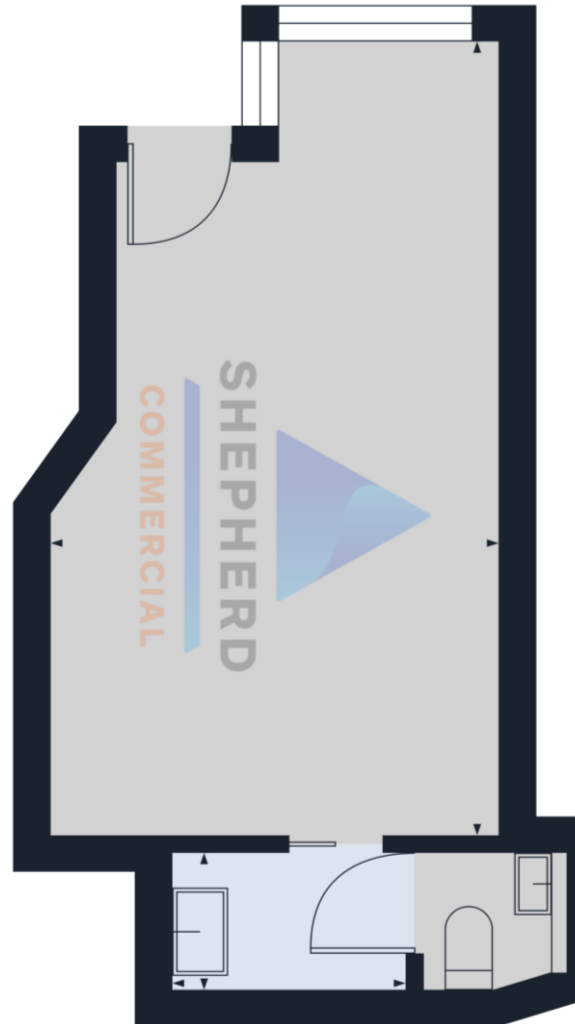
An Energy Performance Certificate is available upon request.

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. **August 2026**