

# FOR SALE

## CLASS 1A PREMISES

Located in the Abbeyhill district of  
Edinburgh

Offers over £90,000

Benefits from extremely high levels of  
footfall and vehicular passing traffic

Qualifies for 100% Small Business  
Rate Relief

Premises extend to 34.20 sqm (368  
sqft)

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



WHAT 3 WORDS



41 MONTROSE TERRACE, EDINBURGH, EH7 5DJ

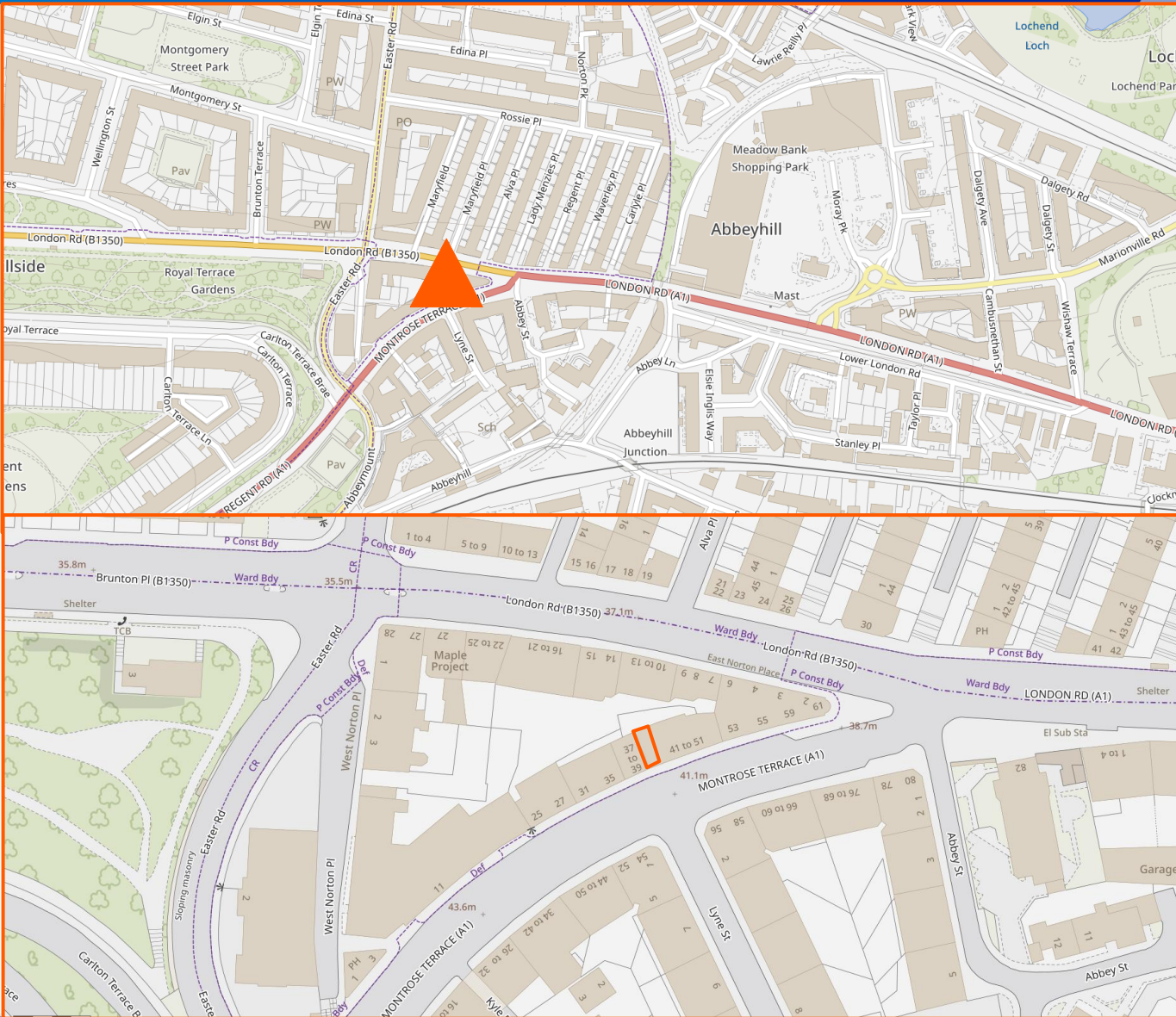
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**SHEPHERD**  
COMMERCIAL



# Location

41 MONTROSE TERRACE, EDINBURGH, EH7 5DJ



## Location

The subject is situated in the Abbeyhill district of Edinburgh, approximately 1 mile east of the city centre. Montrose Terrace forms a continuation of one of the main arterial routes (A1), carrying large volumes of vehicular and pedestrian traffic from Edinburgh's city centre to the south.

The subjects occupy a prominent position on the north side of Montrose Terrace within the block bound by London Road to the east and West Norton Place to the west. The premises is located on a well-established secondary retail parade within an extremely popular residential neighbourhood comprising of a mix of students, young professionals and families.

Abbeyhill has recently seen an increase in local 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 Edinburgh Denture Clinic, Matto Pizza, Art and Vintage Café and Meadow Bank Retail Park which hosts a multitude of national occupiers.

**Freehold opportunity in a highly sought-after neighbourhood**



Virtual Tour



# Description

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## Description

The subjects comprise a prominent retail unit arranged over the ground floor of a traditional three-storey mid terraced stone-built tenement. The property has an attractive double-glazed frontage, allowing natural light to flow throughout the premises whilst offering excellent branding opportunities.

Internally, the accommodation comprises of a bright front shop area, back shop and WC facility to the rear. The configuration of the property provides opportunities for retail, professional services, or café use.

The premises offers an extremely rare freehold opportunity within the heart of Edinburgh's most popular locations.

## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	34.20	368
<b>TOTAL</b>	<b>34.20</b>	<b>368</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).



# Floor Plans

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## Price

The subjects are being offered on a vacant freehold basis at offers over £90,000.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £5,000 which will allow for 100% rates relief subject to the purchaser's other commercial properties, if any.

As of April 2026 the proposed rateable value is £5,900.

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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