



Treatz

THE ULTIMATE DESSERT CO.

BUSINESS FOR SALE

- HIGH-VISIBILITY AREA
- EXCELLENT STREET FRONTAGE
- GROUND FLOOR WITH ACCESSIBLE WC
- 1822 SqFt (169.4 SqM)

CONTACT: Asim Baig MBA, BSc (Hons)

✉ asimbaig@century21uk.com

☎ Mobile - 0749 501 8988 Office - 0141 611 0321

🌐 www.century21uk.com/glasgow

129 Lothian Rd, Edinburgh, EH3 9AD

LOCATION

Situated on Lothian Road, this property is in a highly desirable area of Edinburgh. It benefits from high visibility and foot traffic, being close to major landmarks and transport links.

Edinburgh boasts a busy environment perfect for business in commercial units with a population of over 526,470.

THE PROPERTY

129 Lothian Rd, features an adaptable ground floor space, ready for a variety of businesses. Highlights include substantial street frontage and a prime location for high visibility in a bustling area.

ACCOMMODATION

NIA	SqFt	SqM
GROUND FLOOR	911	84.7
BASEMENT	911	84.7
TOTAL	1822	169.4

RATING ASSESSMENT

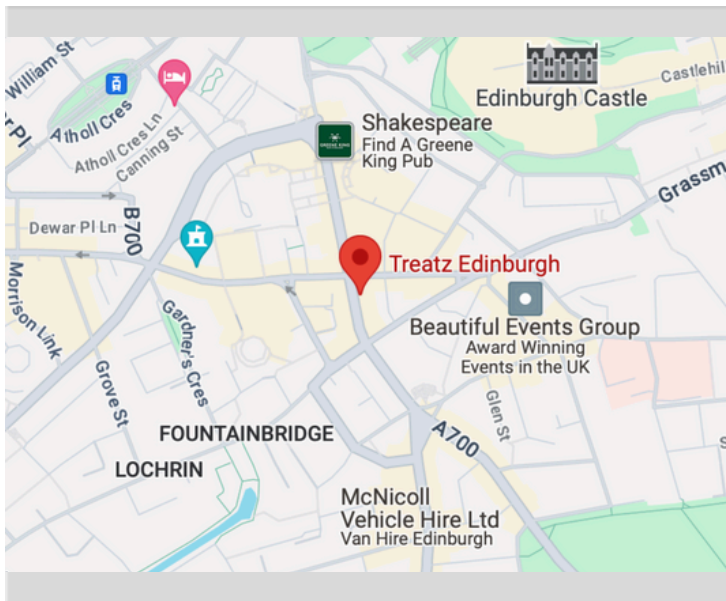
The property is currently entered in the Valuation Roll as follows:

ASK AGENT

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



129 Lothian Rd, Edinburgh, EH3 9AD

LEASE TERMS

The property is available on a new full repairing and insuring lease of negotiable length.

BUSINESS FOR SALE/ FRANCHISE RESALE

POA

COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

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.

For more information or to arrange a viewing please contact -

Asim Baig MBA, BSc (Hons): asimbaig@century21uk.com - MOBILE 0749 501 8988 - OFFICE 0141 611 0321

All property information provided by Adanna Management Limited is subject to verification and availability. Prices, dimensions, and amenities may vary and are subject to change without notice. Adanna Management Limited operates in compliance with Scottish laws and regulations, including the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As part of our commitment to combat money laundering and terrorist financing, we collect and verify information on our clients and customers to ensure compliance with legal requirements. This includes gathering personal identification details such as name, address, date of birth, and other relevant information. By providing this information, our clients and customers help us maintain the integrity of our business operations and contribute to global efforts to combat financial crime. We do not accept liability for any inaccuracies or damages arising from the use of this information. For further inquiries or to learn more about our compliance procedures, please contact us directly.