

# 3 Loganlea Road

ADDIEWELL, WEST LOTHIAN, EH55 8HN



*Recently refurbished retail premises operating by the current tenant as a popular beautician*



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McEwan Fraser Legal is delighted to present to the market this recently refurbished retail premises operating by the current tenant as a popular beautician. The property enjoys a monthly income from the sitting tenant and would make a sound additional investment for a commercial landlord. The current tenant has shown an interest in remaining and runs the only beautician business within the village.

# RECEPTION/ROOM 1

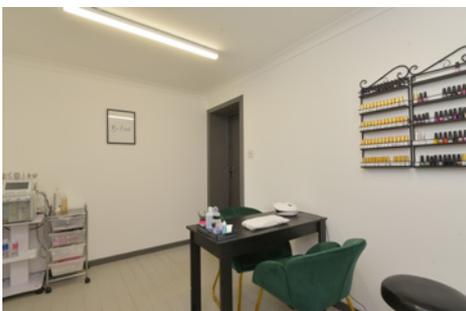
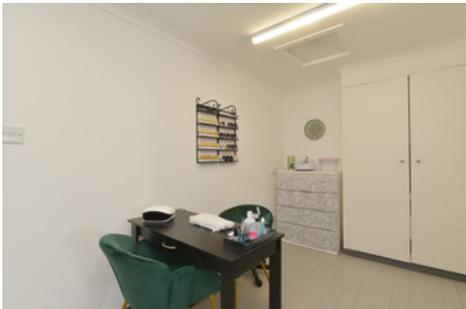


Accommodation is accessed directly off of Longanlea Road into the main reception area. To the front of the shop is a large display window and the front door.

# ROOMS 2, 3 & 4



a sound additional investment  
for a commercial landlord



# THE KITCHEN & WC



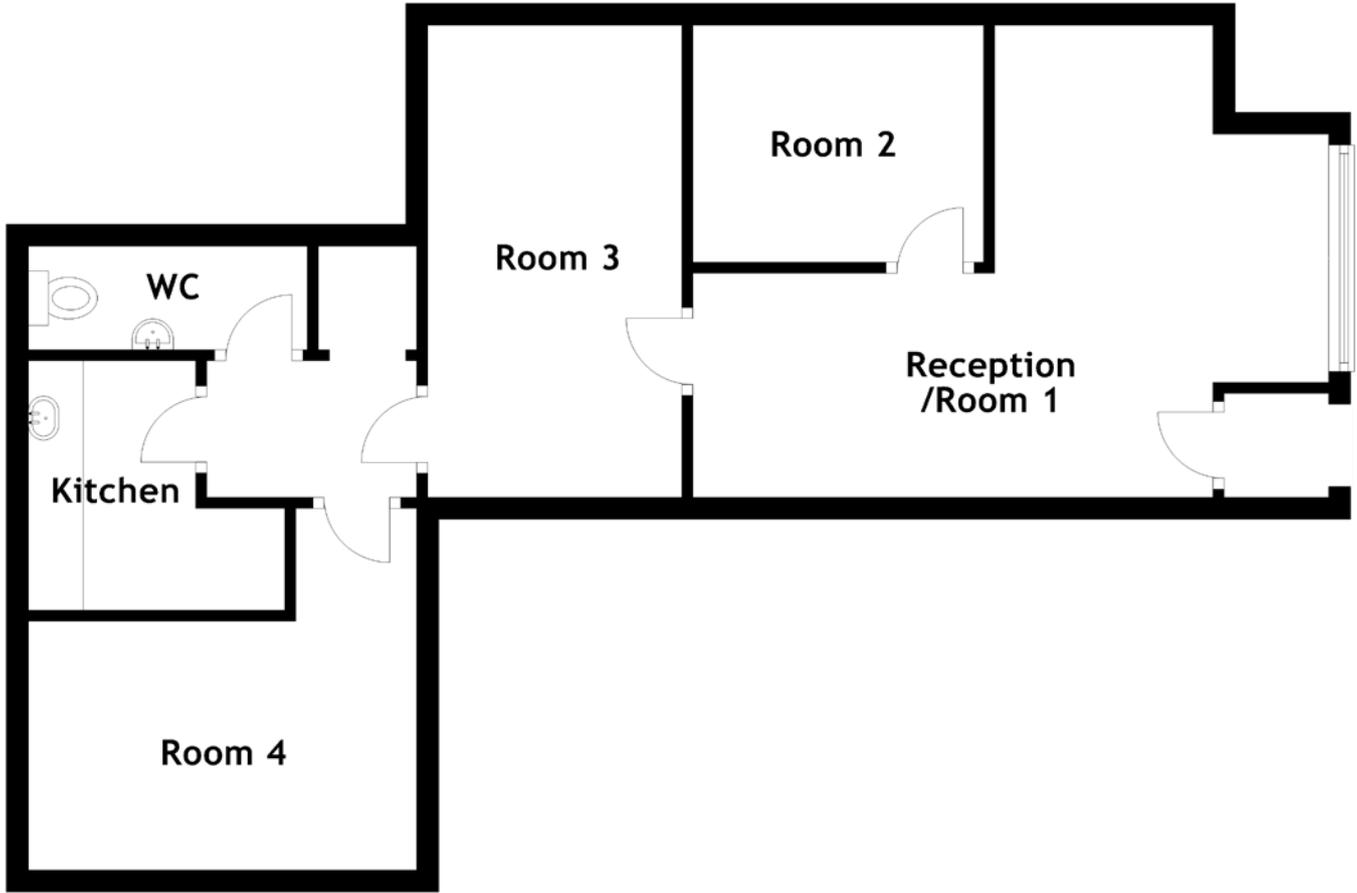
The shop has a treatment room, a small kitchen area, a WC and storage to the rear.

Overall Longanlea Road offers a fantastic investment for a landlord looking to enter the commercial market or indeed an existing landlord looking to add to an existing portfolio. Given the location and condition of the shop, the property offers hassle-free investment, steady income and a healthy return.

Services - Mains gas, electricity, water and drainage.  
Tenure - Freehold



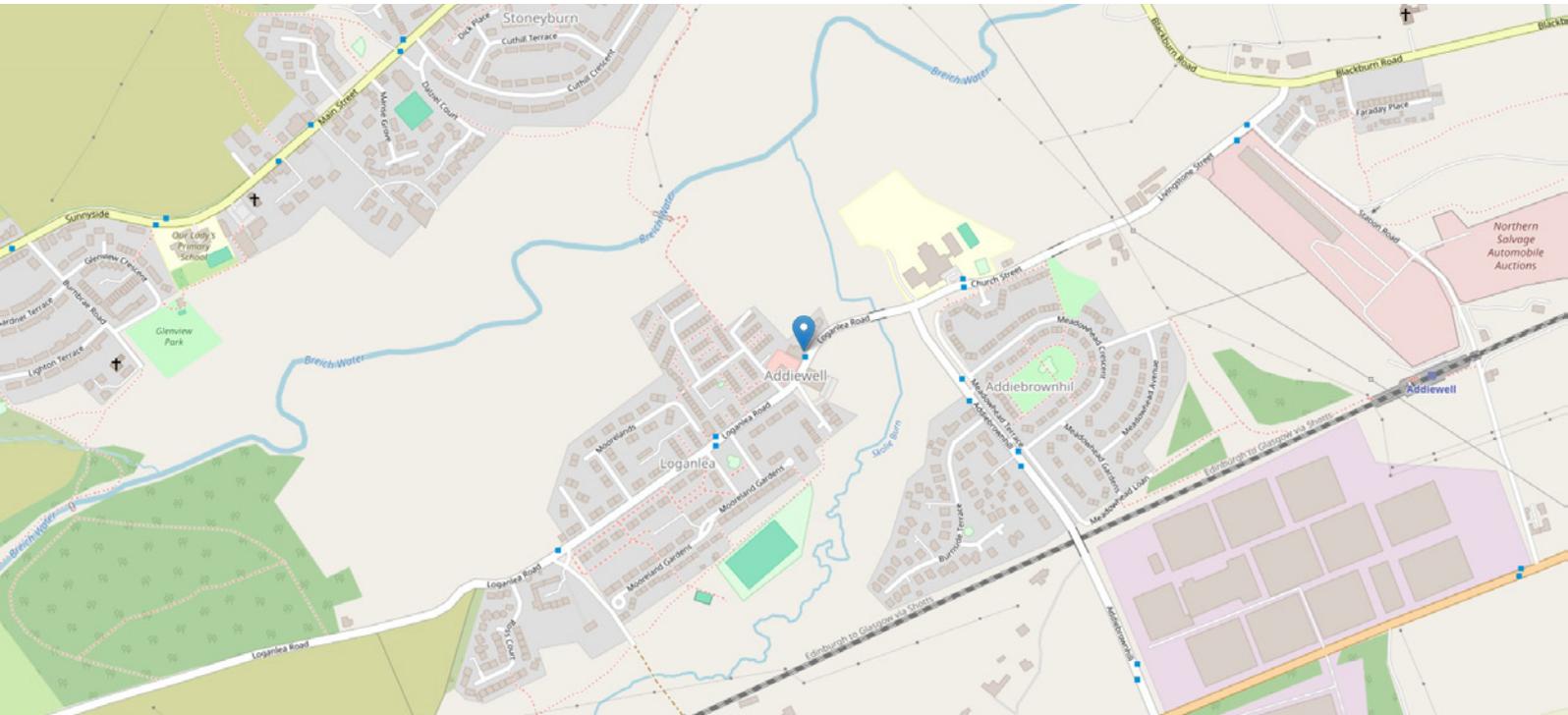
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Room 1                      5.77m (18'11") x 4.32m (14'2")  
 Room 2                      2.64m (8'8") x 2.17m (7'1")

Room 3                      4.32m (14'2") x 2.30m (7'7")  
 Room 4                      3.57m (11'9") x 3.31m (10'10")  
 Kitchen                      2.33m (7'8") x 2.28m (7'6")  
 WC                            2.53m (8'4") x 0.95m (3'1")





# McEwan Fraser Legal

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