

## 7 Parsons Green Terrace Edinburgh, EH8 7AN

lot 41

### Heritable Retail Investment

- Shop let until October 2032 (no breaks)
- Prominent Corner position on busy London Road (A1)
- 1.5 miles east of Edinburgh City Centre
- Nearby occupiers include Meadowbank Sports Centre, McDonald's, Carphone Warehouse and Boots Opticians

Rent  
£9,418.50  
per annum  
exclusive



On the  
Instructions  
of



### Location

Miles: 1.5 miles east of Edinburgh City Centre  
Roads: A1, A140  
Air: Edinburgh Airport

### Situation

The property is situated within the popular Meadowbank area approximately 1.5 miles east of Edinburgh City Centre on the southern side of Parsons Green Terrace at its junction with the busy London Road. The Meadowbank Sports Centre is within 100 metres with other nearby occupiers including McDonald's, Boots Opticians and Carphone Warehouse.

### Description

The property comprises a ground floor corner retail unit which forms part of a larger building. The upper floors of the building are in residential use and are in separate ownership.

### Tenure

Heritable (Scottish equivalent to Freehold).

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	Reversion
Ground	Retail	73.40 sq m (790 sq ft)	<b>INDIVIDUAL</b> t/a U Save Parsons Green Mini Mart	29 years from 31/10/2003	£9,418.50	30/10/2032
<b>Total</b>		<b>73.40 sq m (790 sq ft)</b>			<b>£9,418.50</b>	

### For further details please contact:

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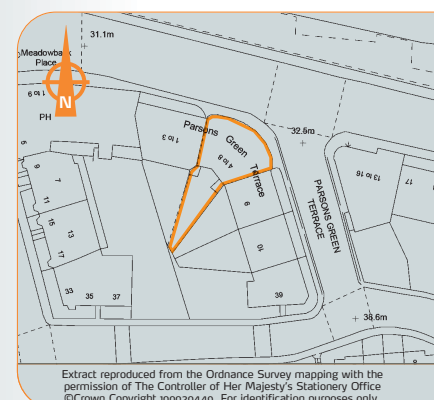
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details



### Seller's Solicitors:

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