

WUSU

Barber Shop

4 CAMBUSNETHAN
STREET

EDINBURGH,
EH7 5UA




McEwan Fraser Legal
Solicitors & Estate Agents

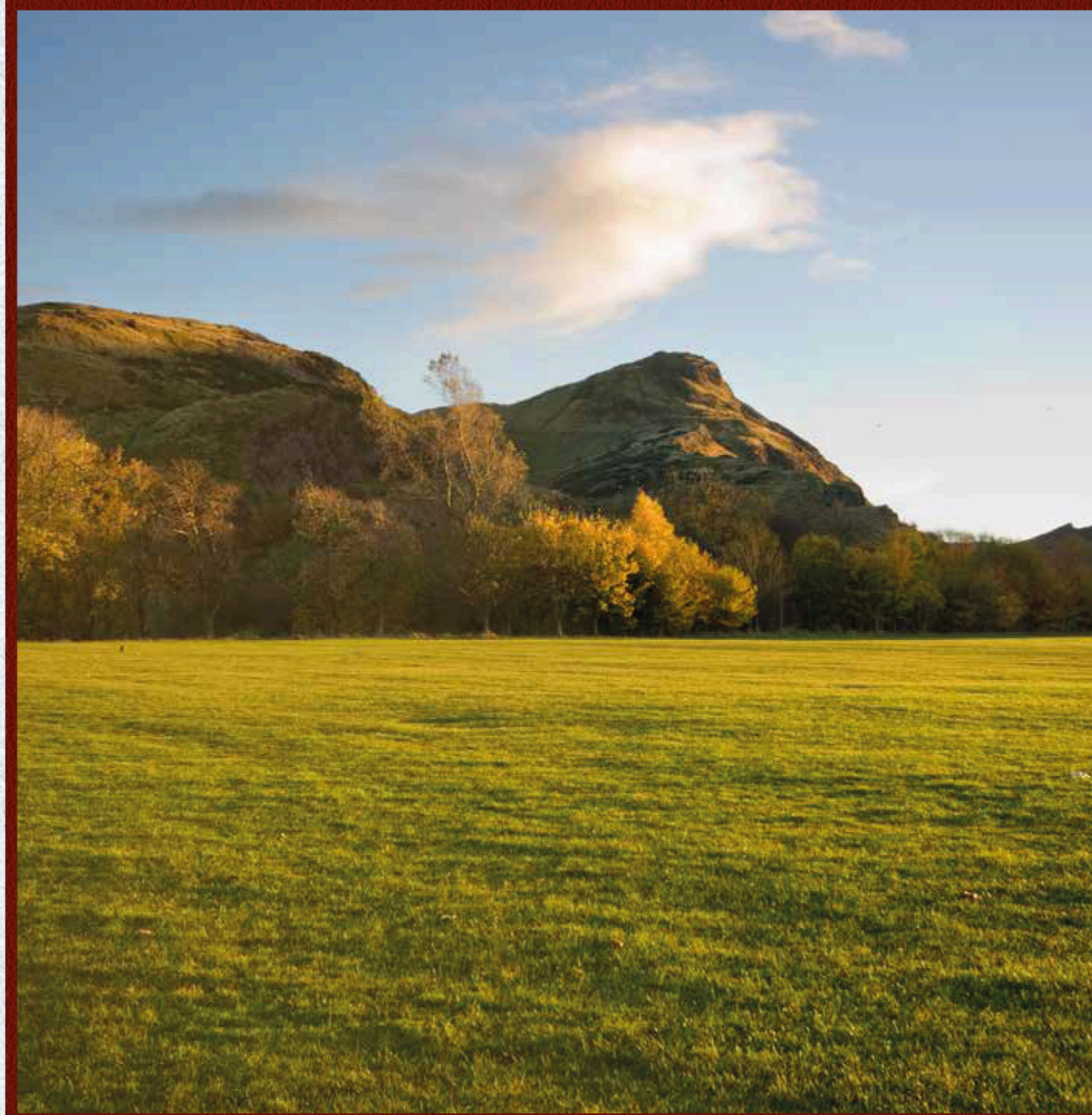
0131 524 9797



McEwan Fraser Legal Commercial is delighted to introduce to the market this prime retail unit in the city of Edinburgh. The Barber Shop is located on London Road, one of the major roads within Edinburgh's city centre. Princes Street is only a short walk away and with just under a year to go until the new St James Centre opens its doors bringing with it enviable footfall to this side of the city centre.

Transport links are second to none, with a fantastic bus and tram service, all major routes and attractions can be accessed easily, The train station is also just a short walk away. There is parking easily accessible in the side streets nearby.

London Road itself and the surrounding area is a mixture of residential homes and retail units, not forgetting the delightful Royal Terrace Gardens, which is home to the award-winning Gardeners cottage restaurant. The area also benefits from a good supply of Airbnb properties suggesting the potential for additional touristic custom as well as the strong local base.





SUSU Barber Shop

This Barber Shop has been a successful enterprise over the years but is not currently trading due to the tenants lease expiring. The shop is ripe for expansion at the hands of a new owner, our client is selling to pursue other opportunities.

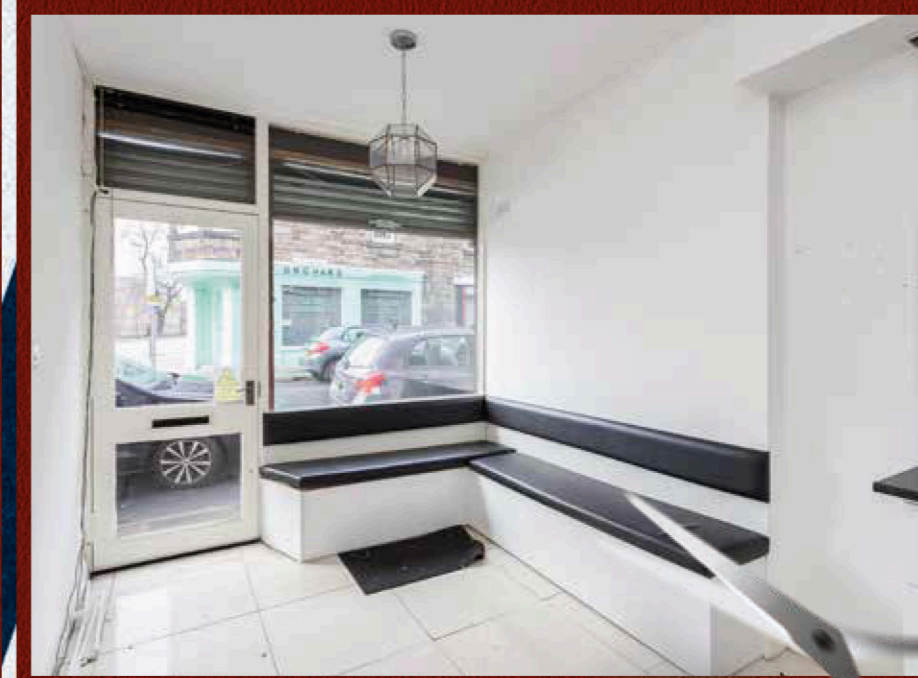
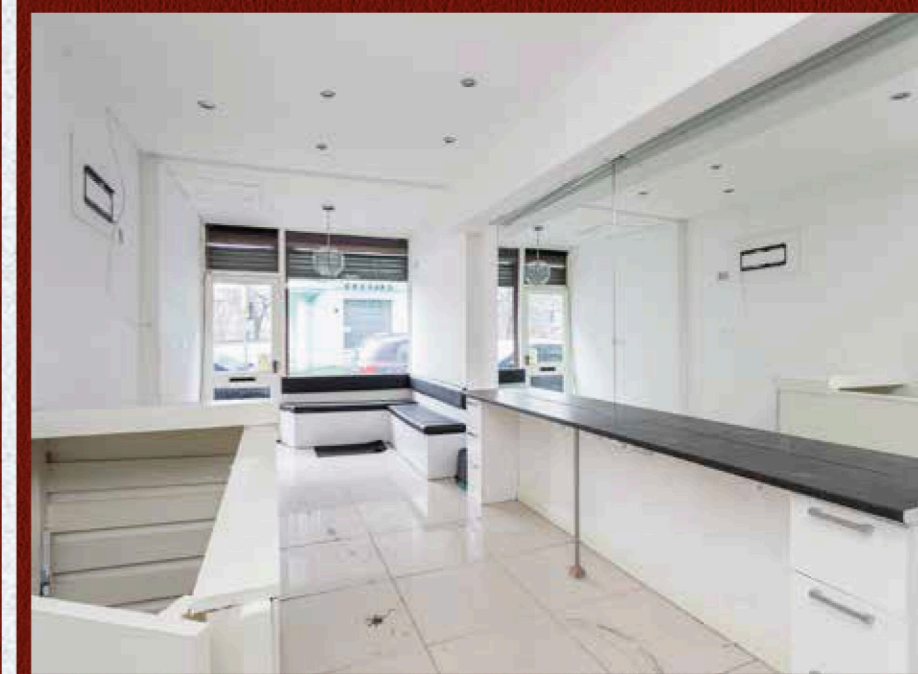
The property forms and occupies part of a Victorian terraced row comprising of main door access and basement. This is a unique opportunity to purchase a substantial property and business located in one of the most desirable locations within Edinburgh. There is a toilet for staff and clientele and a small but adequate kitchen area. The real bonus for the new owner is the full basement accessed via a staircase. Clearly this prime location is not restricted to barbering and the unit offers potential for a myriad of uses.

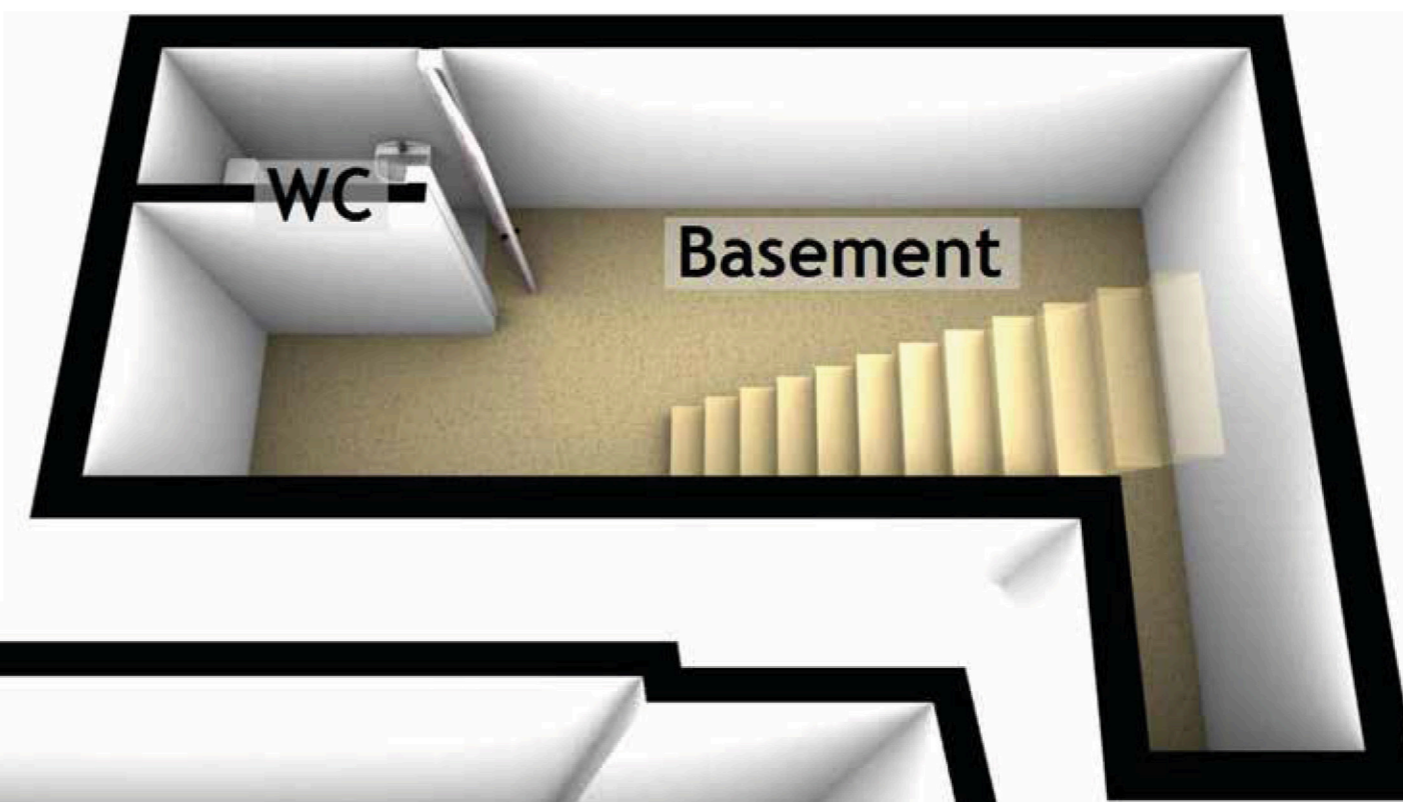
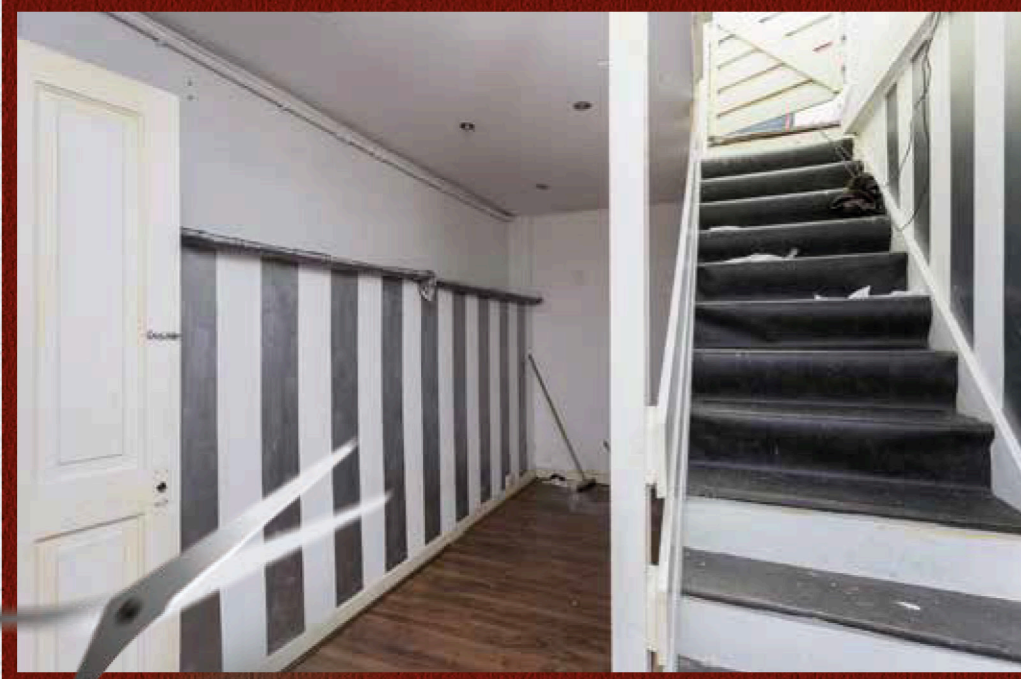
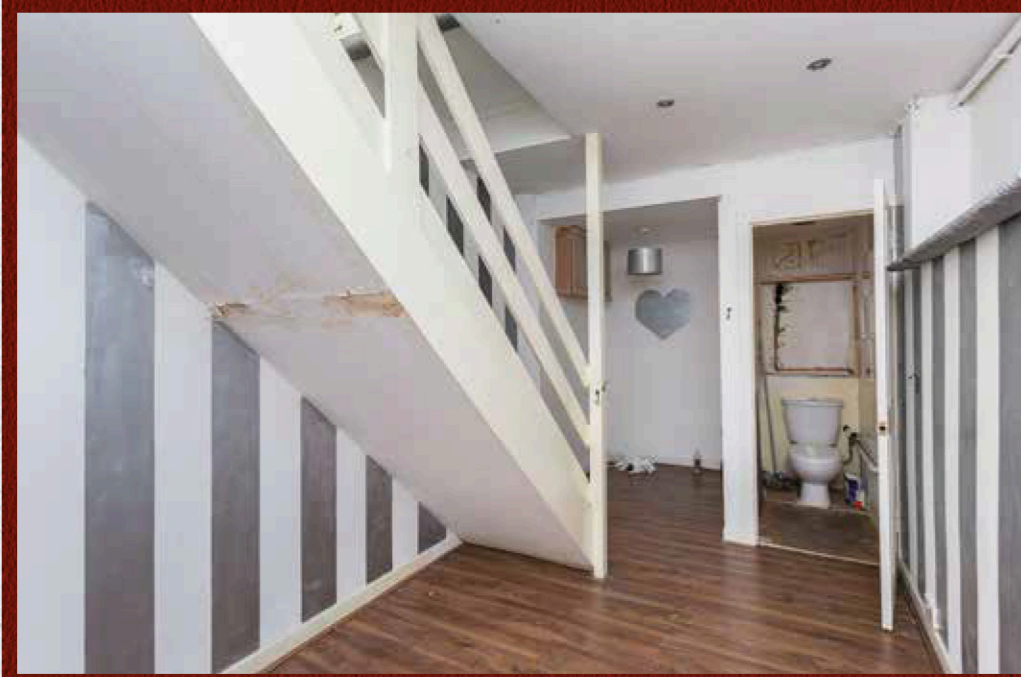
Tenure: Freehold

Services: Electric, telephone and water mains serviced.

Please note that all viewings are by appointment only through McEwan Fraser Legal.

To discuss the opportunity available please call **0131 524 9797**.





SPECIFICATIONS AND DETAILS

FLOOR PLAN AND DETAILS

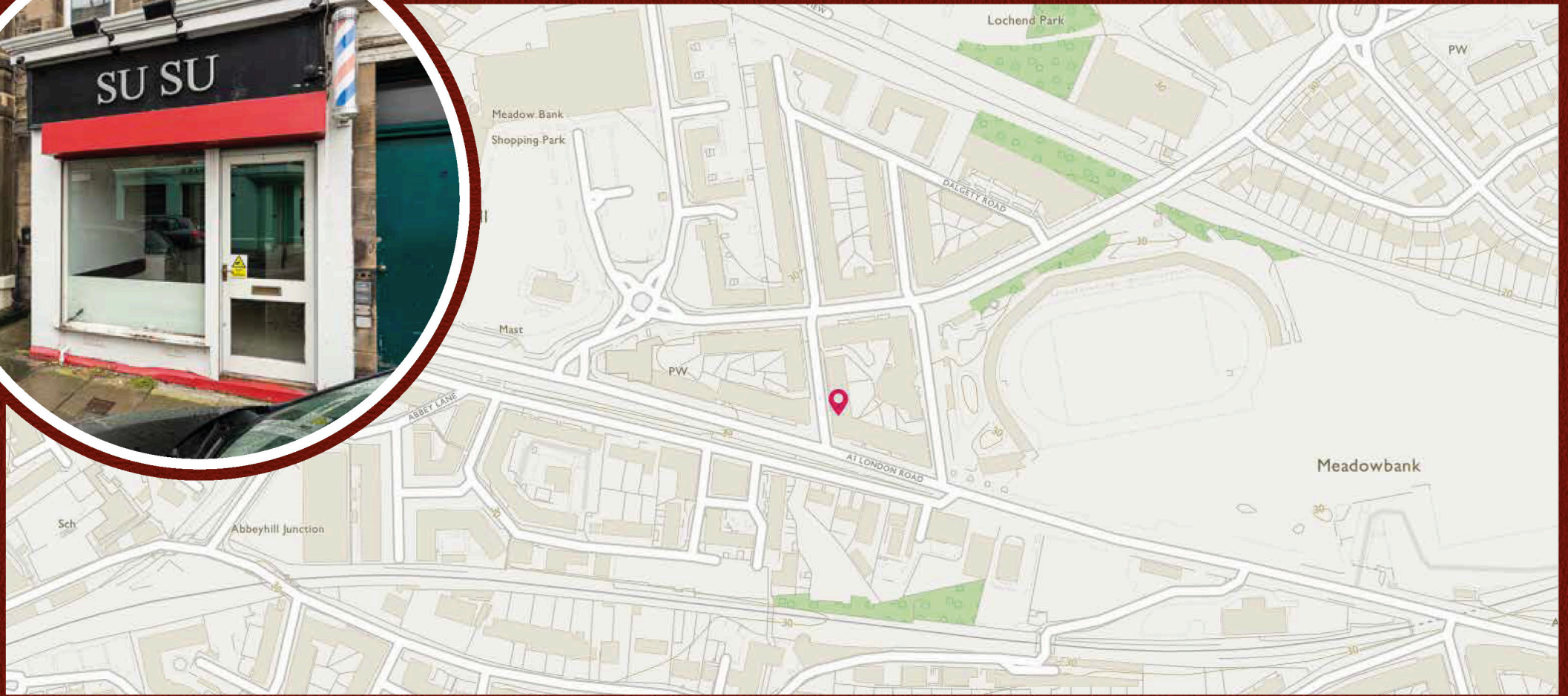
Approximate Dimensions (Taken from the widest point)

| | |
|----------|-------------------------------|
| Shop | 7.40m (24'3") x 2.70m (8'10") |
| Basement | 5.60m (18'4") x 3.50m (11'6") |
| WC | 1.40m (4'7") x 0.80m (2'7") |

Gross internal floor area (m²): TBCm²

EPC Rating: TBC





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**Part
Exchange
Available**

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