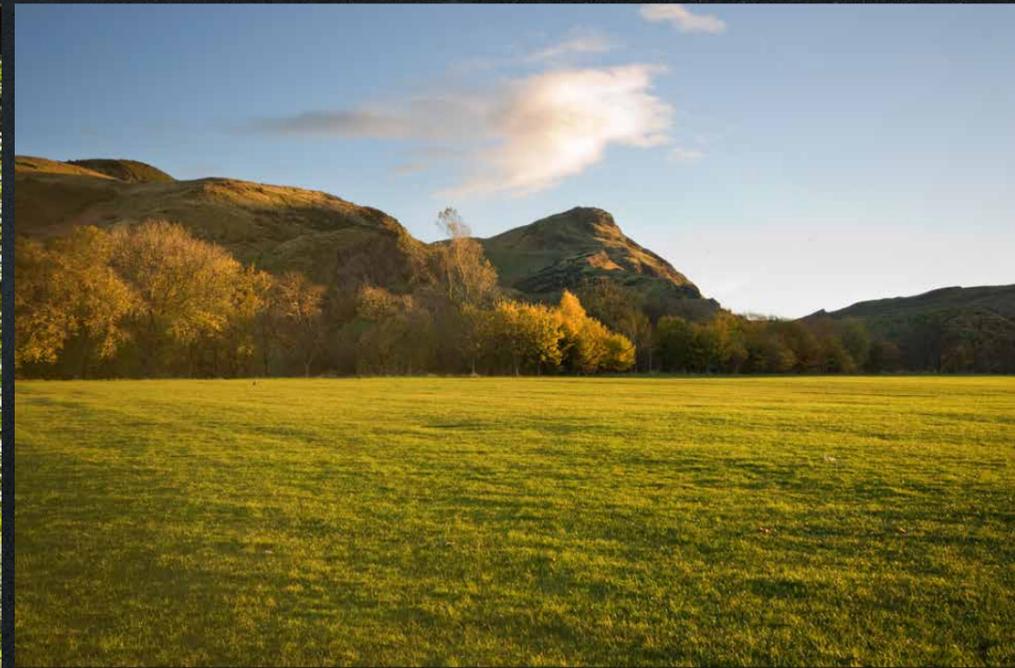


10 LONDON ROAD, ABBEYHILL, EDINBURGH, EH7 5AP

McEwan Fraser Legal
Solicitors & Estate Agents



THE LOCATION ABBEYHILL

McEwan Fraser Legal Commercial is delighted to introduce to the market this prime retail unit in the city of Edinburgh. ICE 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.

ICE

HAIRDRESSING

ICE Hair salon has been successfully trading for twenty years and has established a strong client base. 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. The main salon currently offers 6 chairs and a nail bar with a small reception area. The washroom has two back wash chairs. 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 spiral staircase. This area has already been sectioned off as a large room, a kitchen area and two large walk in cupboards. It is believed that with any necessary planning consents, this could be used to expand the business to include a therapy room or similar. Clearly this prime location is not

restricted to hairdressing and the unit offers potential for a myriad of uses.

This is a superbly presented premises offered as a turn-key business within an exceptional trading location

Trading Hours: Monday -Saturday

Tenure: Freehold

Services: Electric, telephone and water mains serviced.

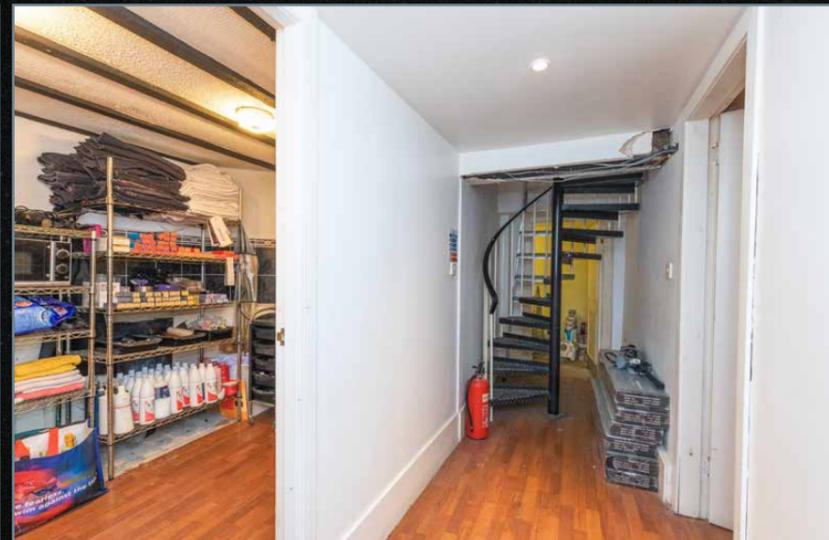
Accounts will be made available to interested parties once they have viewed the premises.

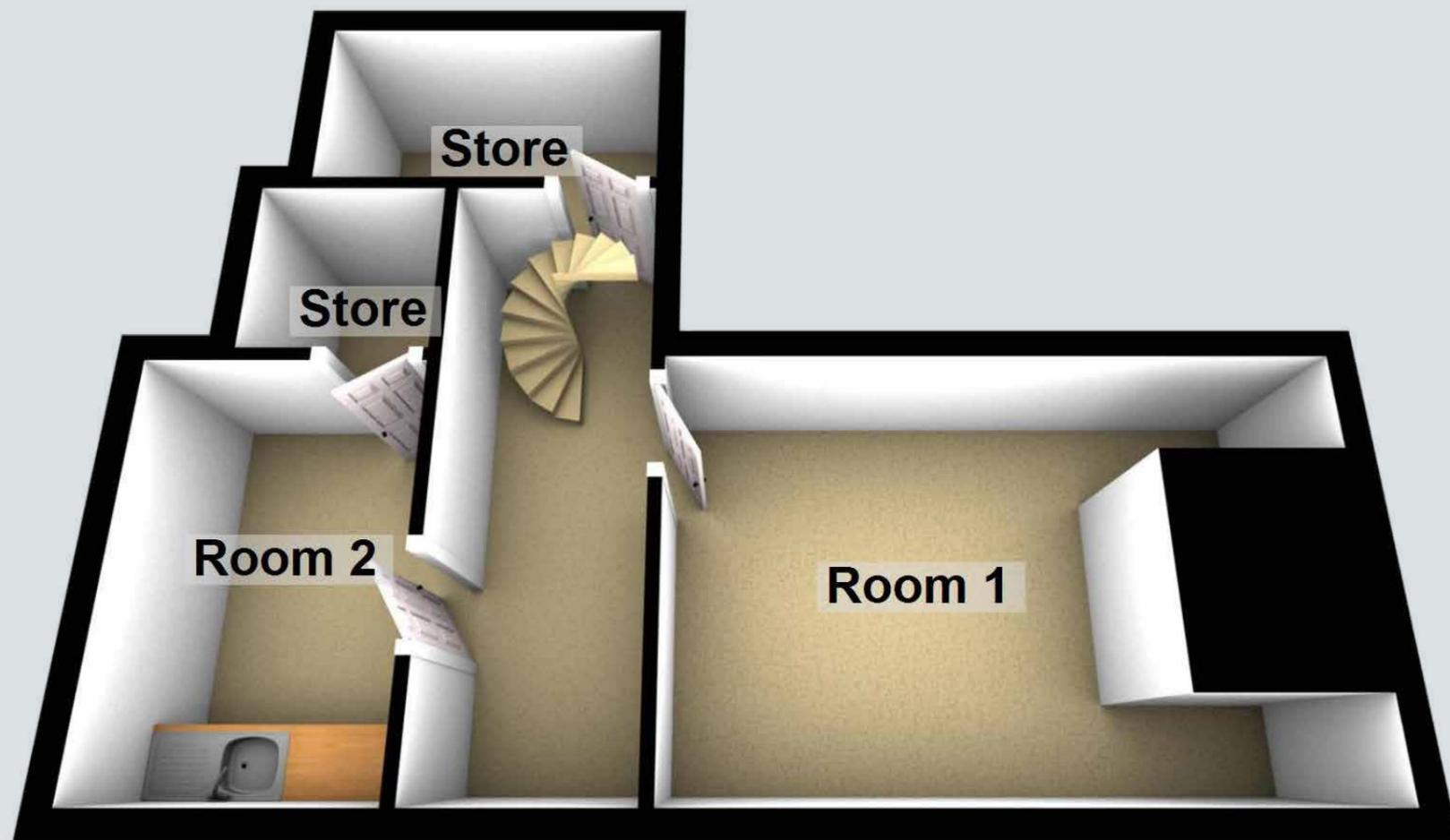
Please note that all viewings are by appointment only through McEwan Fraser Legal.

To discuss the opportunity available please call 0131 524 9797.



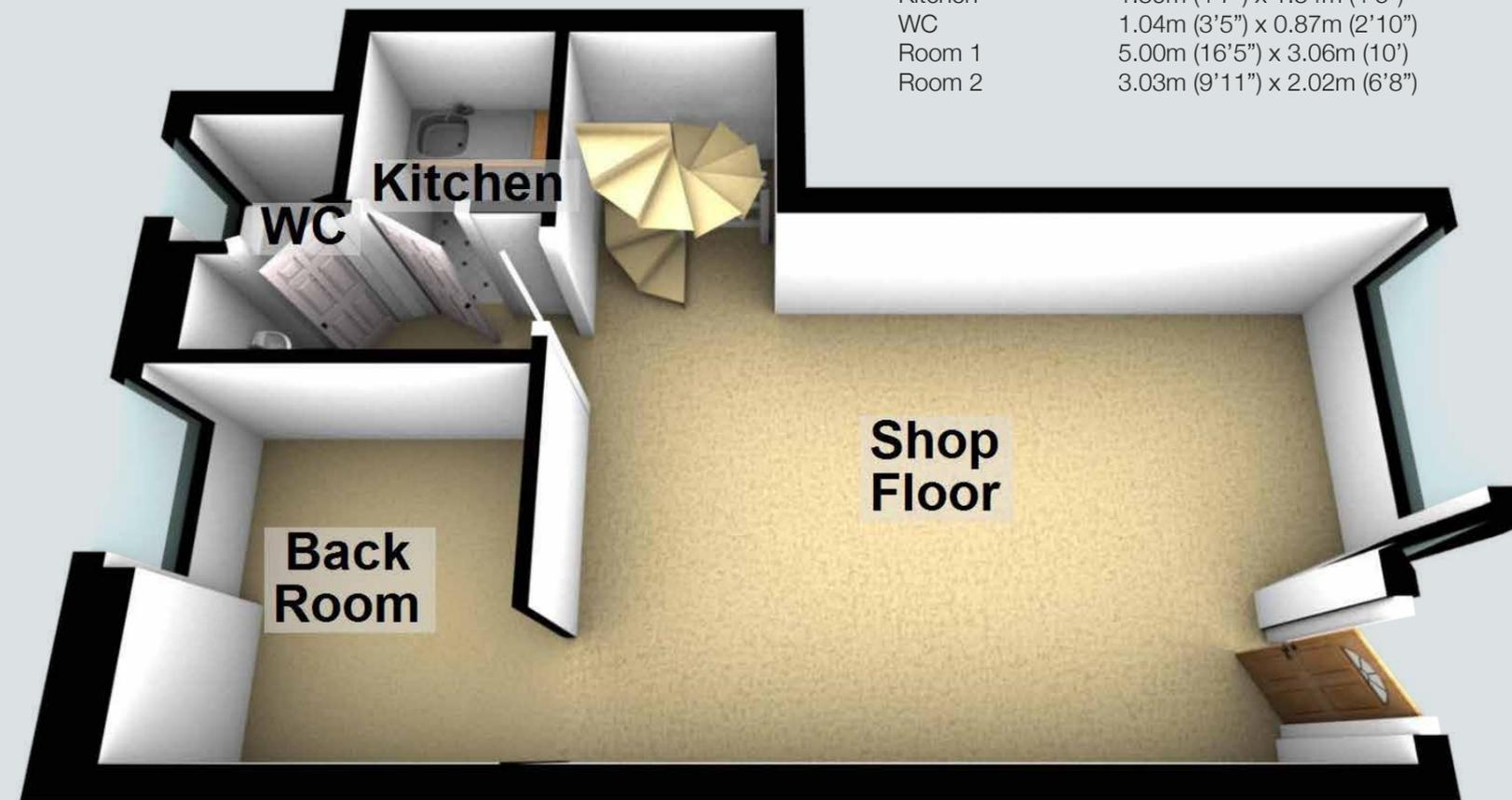






Approximate Dimensions (Taken from the widest point)

Shop Floor	5.87m (19'3") x 3.57m (11'9")
Back Room	2.47m (8'1") x 2.28m (7'6")
Kitchen	1.39m (4'7") x 1.34m (4'5")
WC	1.04m (3'5") x 0.87m (2'10")
Room 1	5.00m (16'5") x 3.06m (10')
Room 2	3.03m (9'11") x 2.02m (6'8")



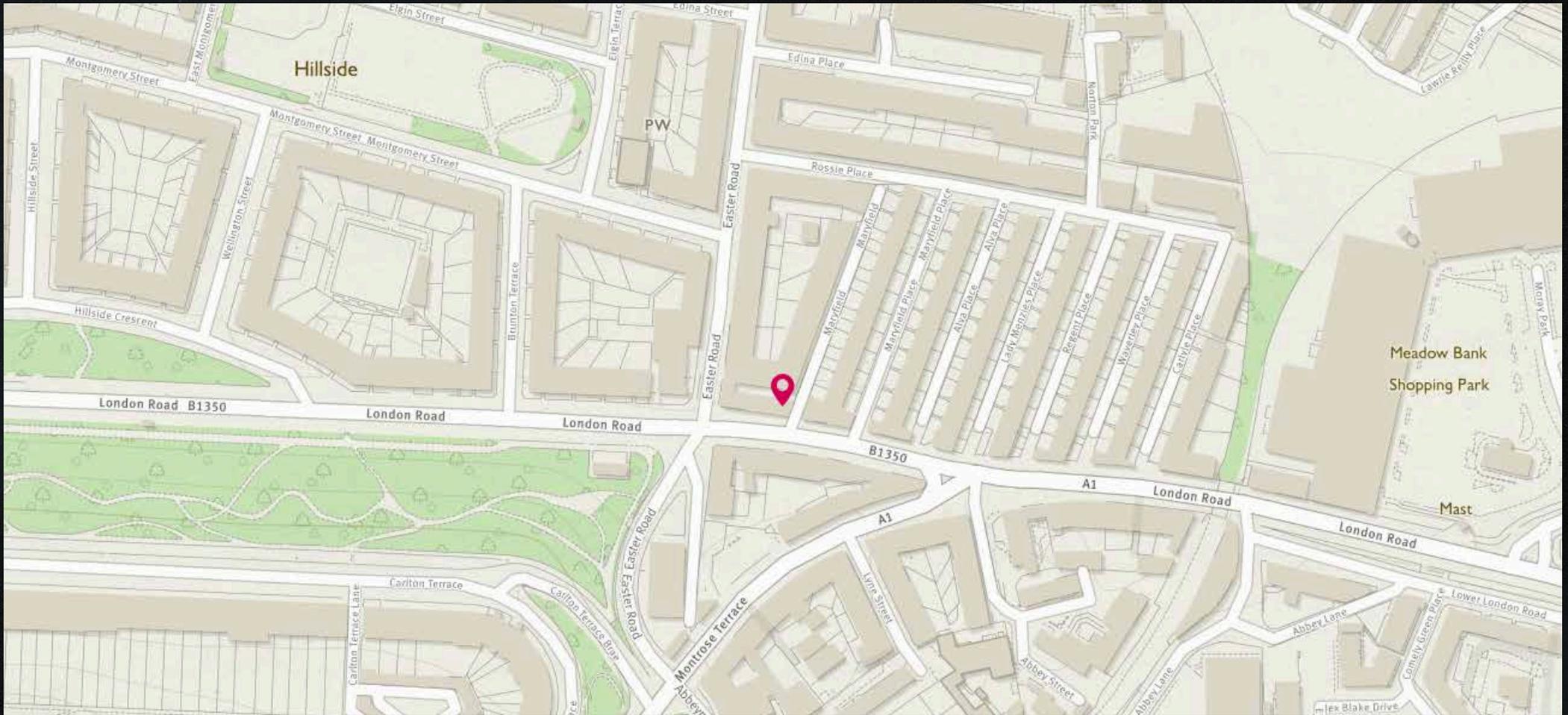


Image credit: <https://www.edinburghcountryside.co.uk/company/>

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Text and description
JAYNE SMITH
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



LAYOUT graphics and design
ALLY CLARK
 Designer