

1 Melville Park, Newbridge, Edinburgh, EH28 8TP



## INVESTMENT FOR SALE

Self-contained office pavilion with 15 Parking Spaces

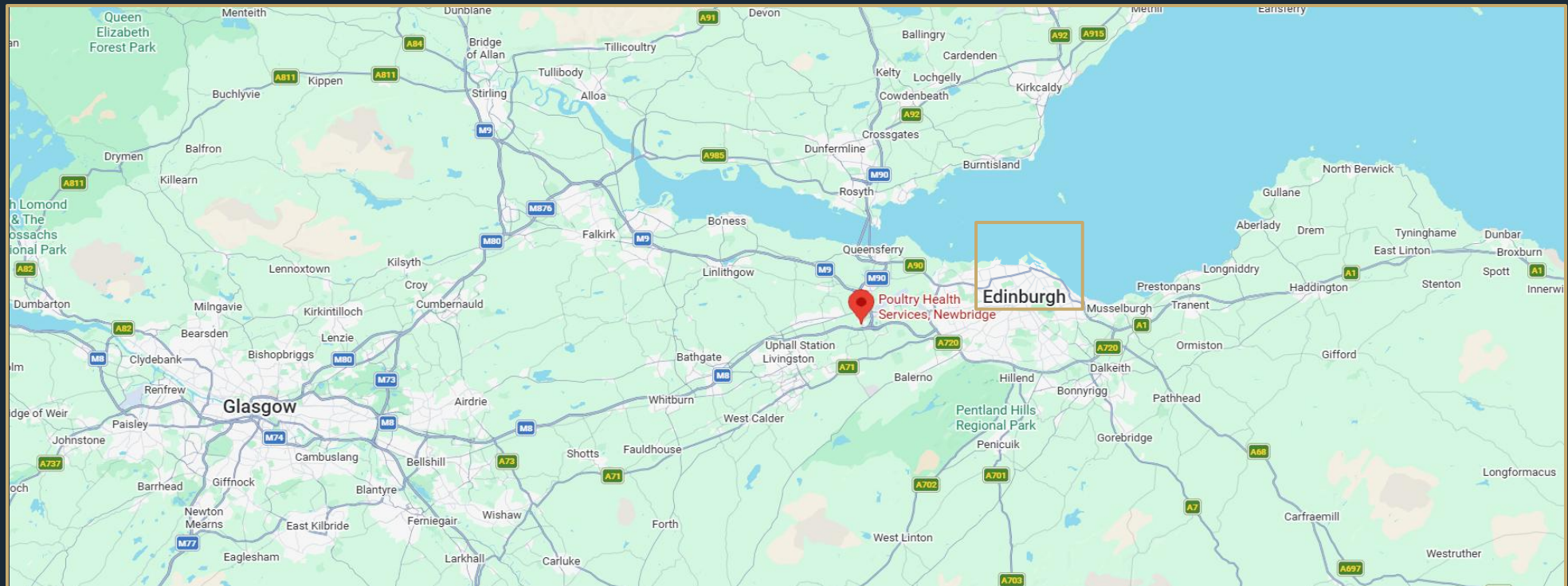
Offers Over £380,000

NIY of 8% rising to 8.5%

**SMART**&CO.  
surveyors & property consultants

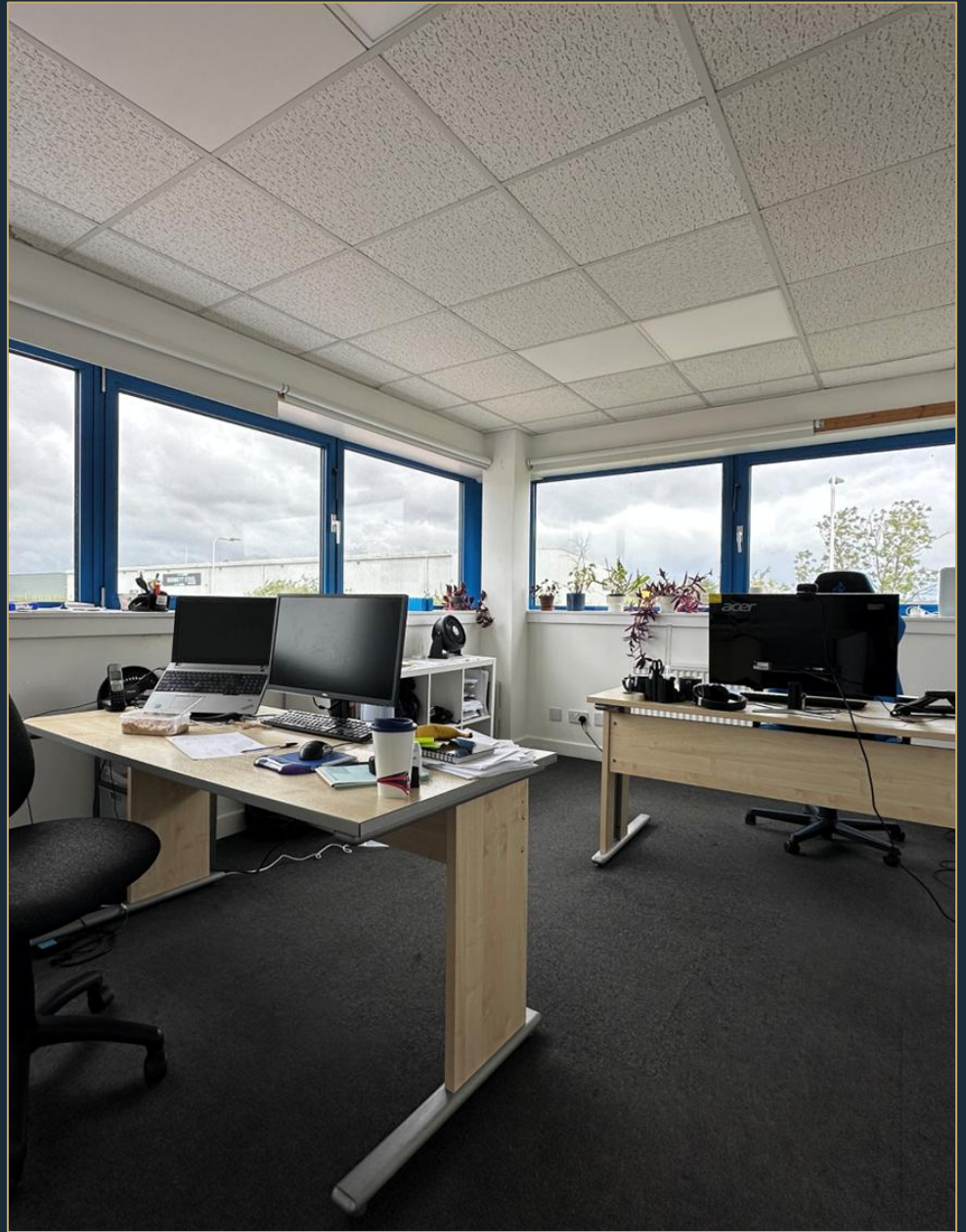
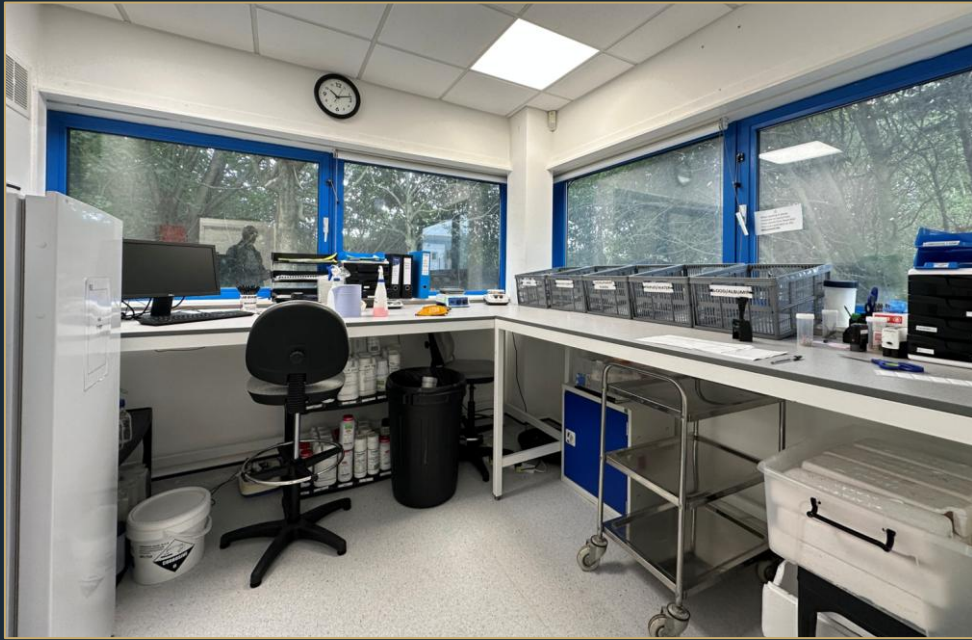
## EXECUTIVE SUMMARY

- ✓ Self-contained office pavilion with 15 Parking Spaces in attractive landscaped grounds (potential expansion STP)
- ✓ Fully let to well-established veterinary service business until August 2030 (tenant did not exercise break in 2025)
- ✓ Strategically positioned commercial location
- ✓ Accessible situation with easy connectivity to M8 / M9 motorways
- ✓ Highly Reversionary - historically set passing rent equates to just £11.96 / ft<sup>2</sup>
- ✓ Offers over £380,000, represents attractive NIY of 7.97 % rising to 8.48 % (allowing for purchasers costs of 3.97%)









## Situation & Description

Melville Park is situated just off Cliftonhall Road less than 1 mile from the main Newbridge Junction 1 of M8 / M9 / A89. From this location, approximately 90% of Scotland's population can be reached within 1.5 hours drive.

Nearby occupiers include Howdens, Wolsley Plumb & Parts, Enva and Clifton Trading Estate. The property lies adjacent to the consented Turnhouse Court site, forming a future phase of the wider Northern Trust "Turnhouse Court" development. The proposed scheme is expected to further strengthen the established commercial profile of the location over time.

The property comprises a modern 2-storey office pavilion set in attractive landscaped grounds with a private car-park for 15 vehicles. Currently configured with a large open-plan lab / office at ground floor with two individual offices / meeting rooms to the rear, plus a kitchen, shower-room and male & female WC's accessed from the communal entrance lobby. At first floor, there are 3 offices, although the floorplates offer easy reconfiguration if desired. A tea-prep area is also situated upstairs.

We understand the NIA to be as follows:

Level	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	117.27	1,262
First Floor	127.37	1,371
<b>Total</b>	<b>244.64</b>	<b>2,633</b>

## Tenancy & Covenant

The property is fully let on FRI terms to **Poultry Health Services Limited** (Co. Number 04161083) for 10 years until 26 August, 2030. The tenant did not exercise their break option in 2025.

The tenant utilizes the property as laboratory and office space as their sole Scottish location.

The current rent passing is £31,500 pa and rises by increments of £500 each August.

Poultry Health Services Ltd are an innovative, forward-thinking veterinary service for the specialist commercial poultry and gamebird industry across the UK. They are owned by Vetpartners Goup Limited (Co. No. 10026937) who had a reported turnover of £870.3 million, and Adjusted EBITDA of £168.7 million for the year to 30 June, 2025.

## Sale Price & VAT

We are instructed to seek offers in excess of £380,000, subject to VAT. A purchase at this level represents an attractive net initial yield of 7.97%, rising to 8.48% over the remainder of the lease (allowing purchasers costs at 3.97%).

## Legal Costs

Each party will be responsible for their own legal costs with the tenant being responsible for LBTT and registration dues.

## SATNAV

Postcode is EH28 8TP What 3 Words: [/// resources.cashew.orbited](https://resources.cashew.orbited)

## Viewings / More Information

All enquiries to the sole agents:

**Doug Smart**

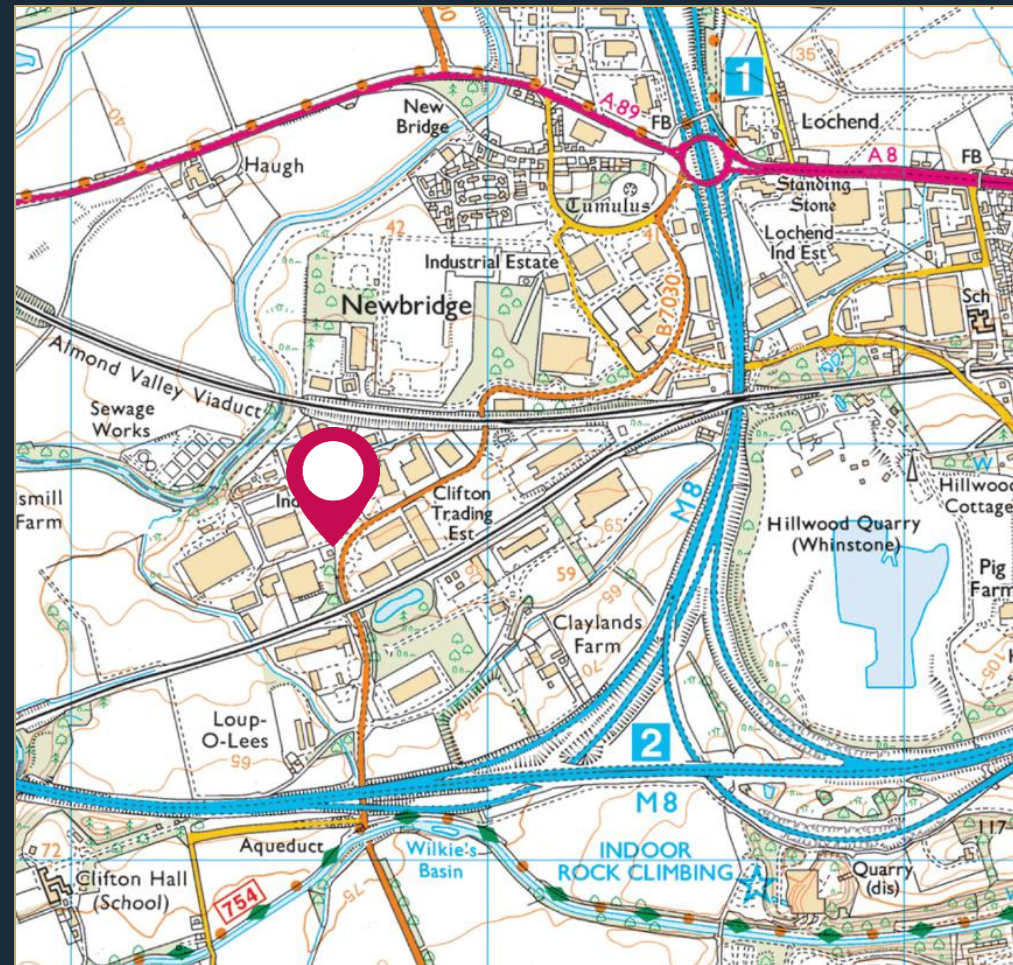
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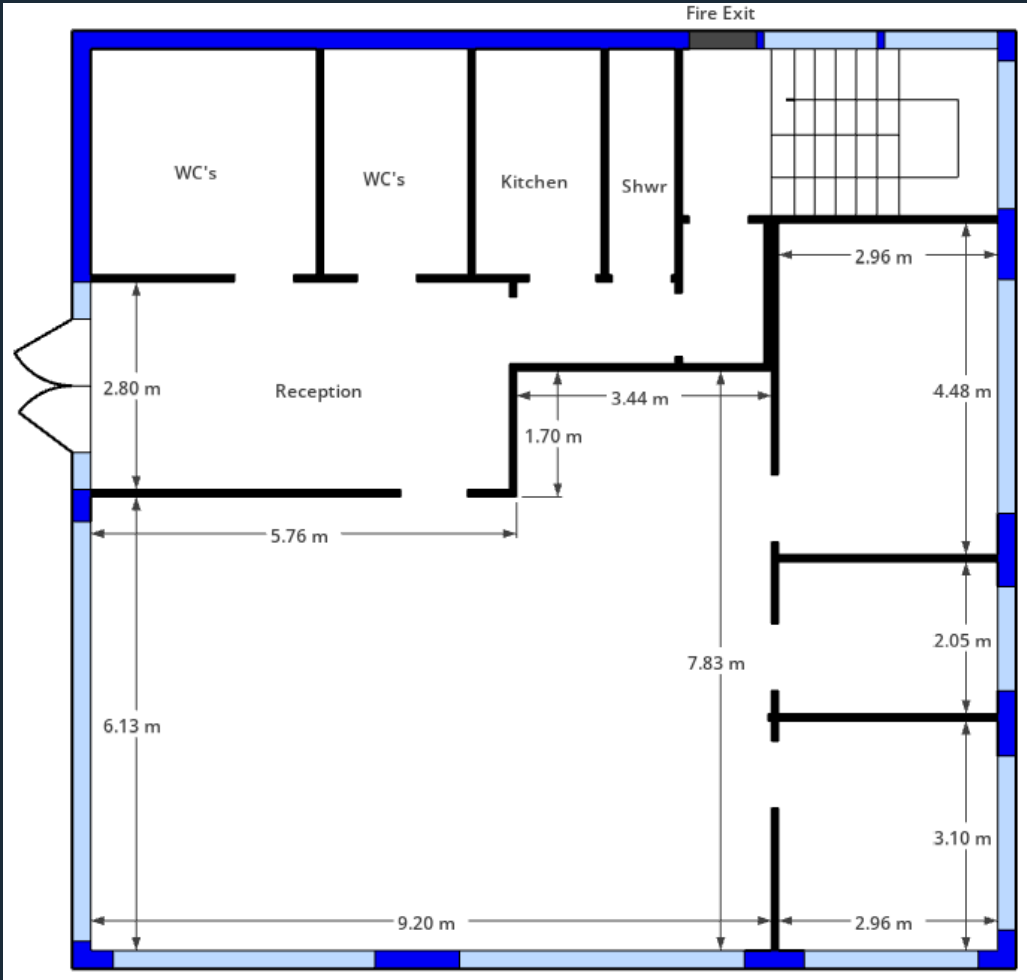
[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan**

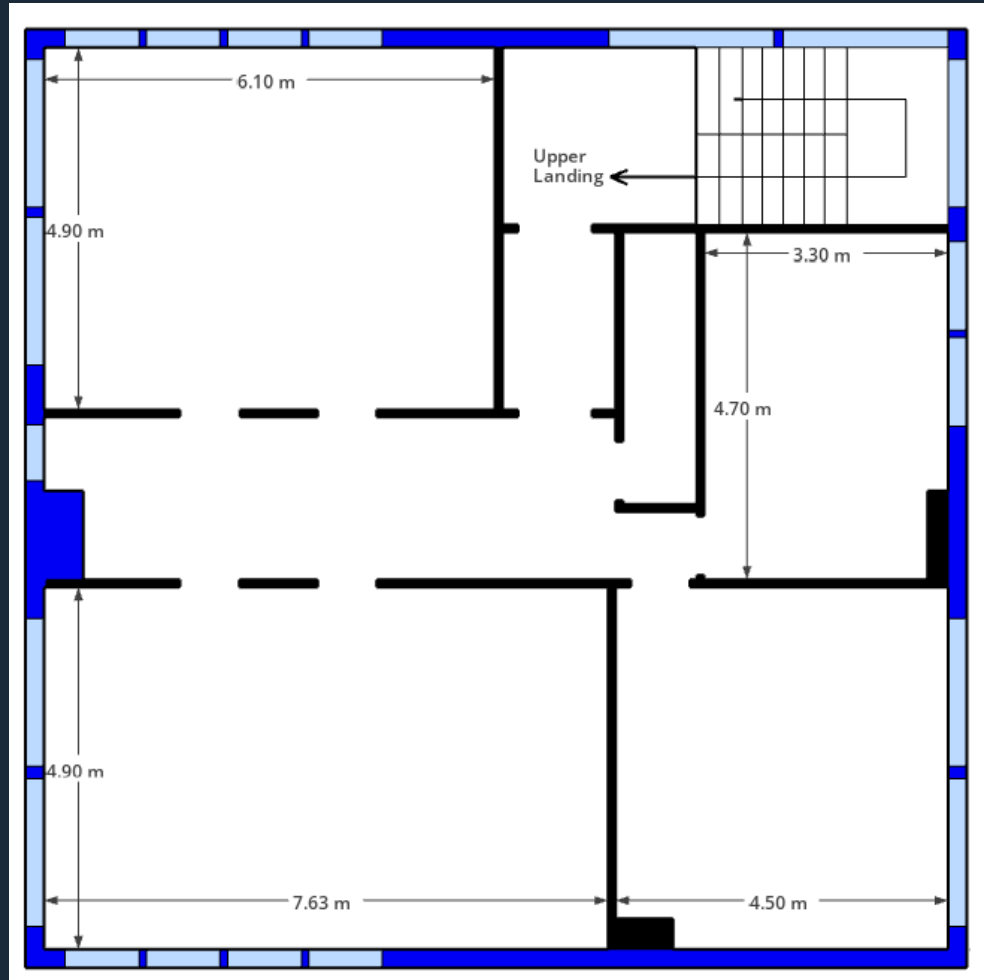
07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)





GROUND FLOOR



FIRST FLOOR



To Fife, Perth,  
Stirling

Edinburgh  
Airport

Newbridge

To Edinburgh

Ratho Station

1 Melville Park



M8

To Glasgow

M8

To Edinburgh

Clifton Hall School



## SUMMARY

Opportunity : To Purchase Secure Investment in Desirable, Accessible Location

Availability : Immediately

Price : offers over £380,000

Passing Rent : £31,500 pa

NIY : 8% rising to 8.5%

Legals : Each Party to pay their own costs

Viewings : Strictly by arrangement with the Agents

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Smart & Co have no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Smart & Co have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.