



ime Property Agents
Ltd
12 Home Street
Edinburgh

Lease Disposal

£15,000 Per Annum

£40,000 Premium

198 Portobello High St, Edinburgh, EH15 1EX

Class 1a - Shop

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Location

Located at 198 Portobello High Street, Edinburgh, this prominent property occupies a highly visible position in the heart of Portobello's bustling High Street. Just a short walk from the beach and only a few miles from Edinburgh city centre, the location benefits from excellent footfall, strong transport links, and a vibrant mix of independent shops, cafés, restaurants, and local businesses. Combining coastal charm with urban convenience, it offers an attractive setting for both commercial and residential use within one of Edinburgh's most popular seaside neighbourhoods

Description

The shop at 198 Portobello High Street offers a bright and welcoming retail space with an attractive frontage onto the bustling High Street. The interior is well laid out to maximise both display and customer flow, creating a comfortable and inviting shopping environment. With a versatile layout suitable for a variety of restaurant or takeaway, the premises provide a practical and appealing space in a busy location with consistent passing foot traffic.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area:

Ground and Basement floors:

Total 87 Sq.m (931 SQ FT)

Rent

The rent is £15,000 per annum, on full repairing and insuring terms. There are approximately 6 years remaining.

EPC

The Energy Performance Certificate rating is D

Utilities

The property is served by mains gas, electricity and water.

Rent / Sale price

The rent is £15,000 per annum, on full repairing and insuring (FRI) lease terms. There are approximately 6 years remaining (full repairing and insuring) lease.

Premium

Our client is looking for a premium of £40,000 for the leasehold, fixtures and fittings.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £10,200. The uniform business rate for the current year is £0.49 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

The Assignee and Assignor will be responsible for their own legal costs and any registration dues and any LBTT. Both Assignee and Assignor will share any legal costs 50/50 split incurred by the landlord.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd. info@ime.co.uk.



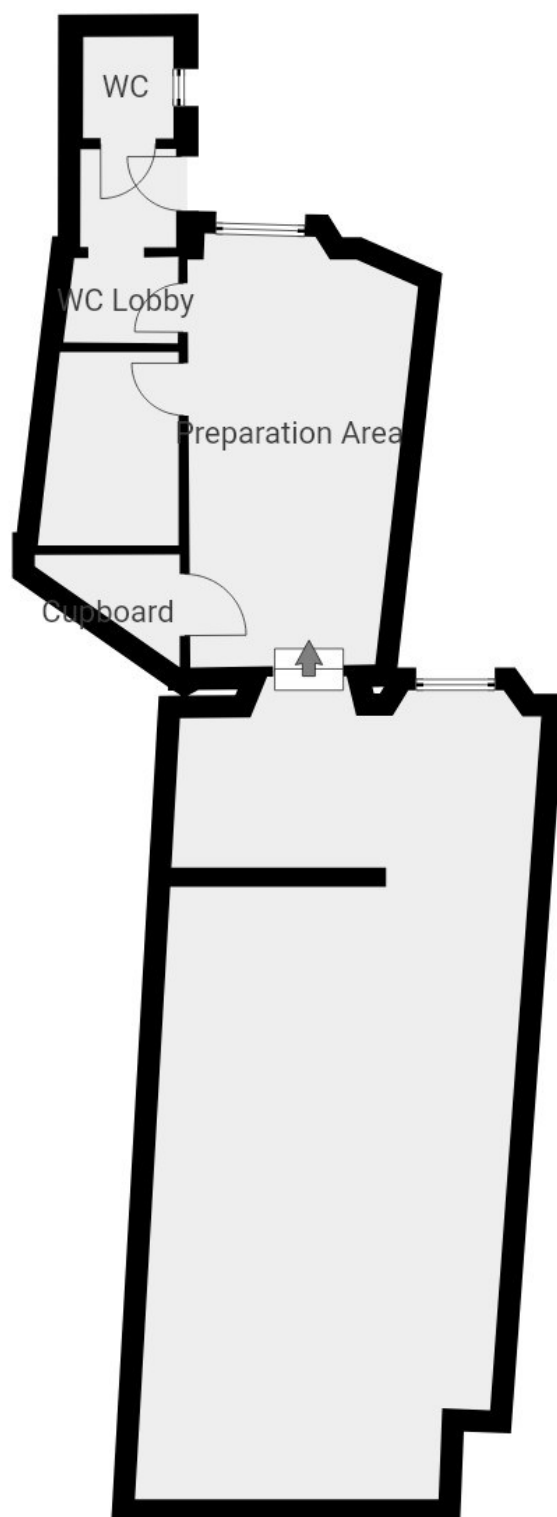
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