



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

Lease Disposal

£15,000 per annum

£50,000 Premium

32 Home Street, Edinburgh EH3 9LZ

Class 3 Restricted

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Lease Disposal : Fully Fitted , Class 3 Restricted (Pizzeria)

We are delighted to present an exceptional lease disposal opportunity for a fully fitted Takeaway/delivery Pizzeria set up for high-capacity, high octane production for mass deliveries, located on one of Edinburgh's most prominent and top-performing commercial routes. This turnkey unit offers incoming operators a rare chance to step into a modern designed, ready-to-trade premises. With tasteful front-of-house décor, a well-configured kitchen and food production facilities, the property provides the perfect platform for a motivated tenant to elevate the business and maximise the area's impressive demand.

Location

The subjects occupy a highly prominent trading position on Home Street in the heart of Tollcross, one of Edinburgh's most vibrant and well-established city-centre leisure and hospitality destinations. Home Street serves as a key arterial route between Bruntsfield, Fountainbridge, the south side and the city centre, and the property benefits from exceptional levels of passing pedestrian and vehicular traffic throughout the day and into the evening.

The immediate vicinity offers a strong and diverse mix of independent restaurants, national operators, residential population, offices, hotels and student accommodation, creating a broad and consistent customer base. The property is positioned close to the King's Theatre, the Cameo Picturehouse, Lothian Road, The Meadows and the Quartermile district, while Princes Street, George Street and Haymarket are all readily accessible. The location is also exceptionally well served by frequent public transport links and convenient road connections, underpinning its appeal as a prime city-centre trading pitch.

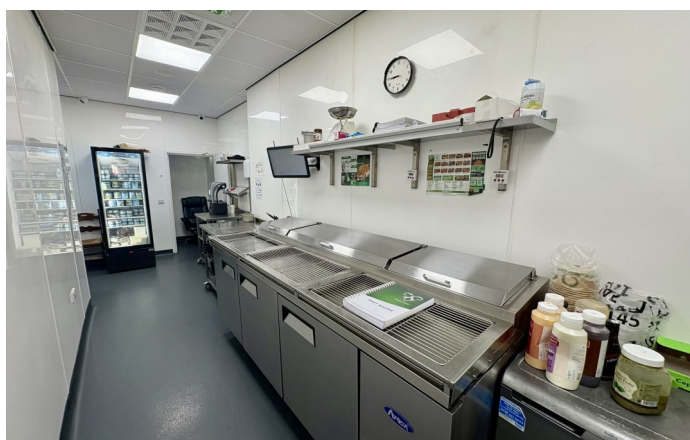
Description

Occupying the ground floor and basement of a traditional Edinburgh tenement, the subjects comprise a fully fitted Class 3 restricted pizzeria premises available by way of lease assignment. Configured to support a strong takeaway and delivery operation, the unit offers an incoming purchaser a ready-made opportunity to acquire a well-established trading set-up with minimal additional capital expenditure required.

At ground floor level, the accommodation is arranged to provide a practical front waiting and collection area for customers and delivery drivers, together with a highly efficient food preparation and production space behind the counter. The operational fit-out includes a modern conveyor pizza oven and associated equipment, designed to facilitate consistent, high-volume output. The kitchen is finished to a strong commercial standard, with stainless steel fittings, durable wall surfaces and safety flooring throughout.

The basement provides valuable ancillary accommodation and is fitted out to a good standard, including a large walk-in fridge and freezer, together with excellent storage capacity and additional space suitable for staff use and administrative functions. This back-of-house provision supports the efficient day-to-day running of the business and enhances the property's overall operational appeal.

Overall, the premises are presented in very good condition internally and externally, offering an attractive turnkey opportunity for owner-operators or investors seeking a well-configured hospitality asset in a prime Edinburgh trading location.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Accommodation

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

Total 92 sq.m 990 sq ft
Ground 37 sq. m 396 sq. ft
Basement 55 sq. m 592 sq. ft

Rent

Our clients are seeking a rental figure of £15,000 per annum,

EPC

The Energy Performance Certificate rating is currently B.

Utilities

The property is served by mains electricity and water.

Rent Terms

The rent is £15,000 per annum on Full Repairing and Insuring (FRI) lease terms. There is a long lease in place and can be confirmed

Premium

Our client is seeking a premium of £50,000 for the leasehold, fixtures and fittings and any goodwill.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value of £10,400. The uniform business rate for the current year is £0.498 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.

VAT

There will be no VAT due on the lease.

Entry

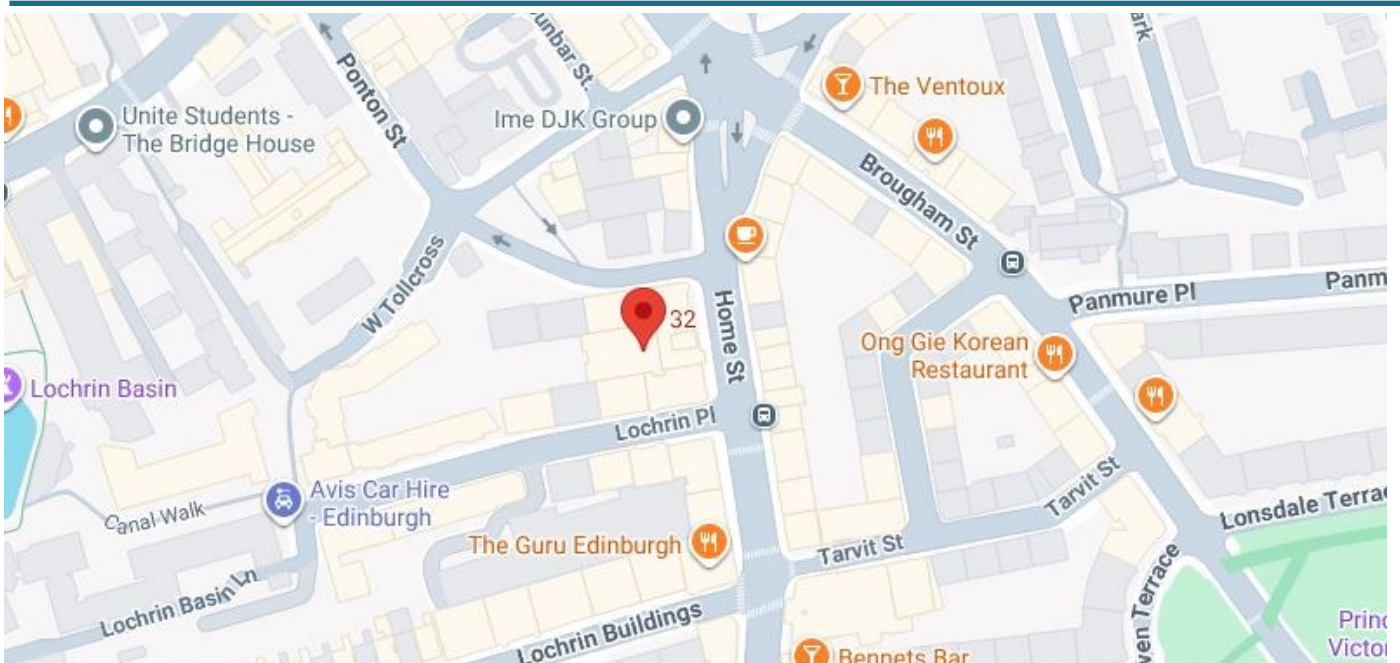
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



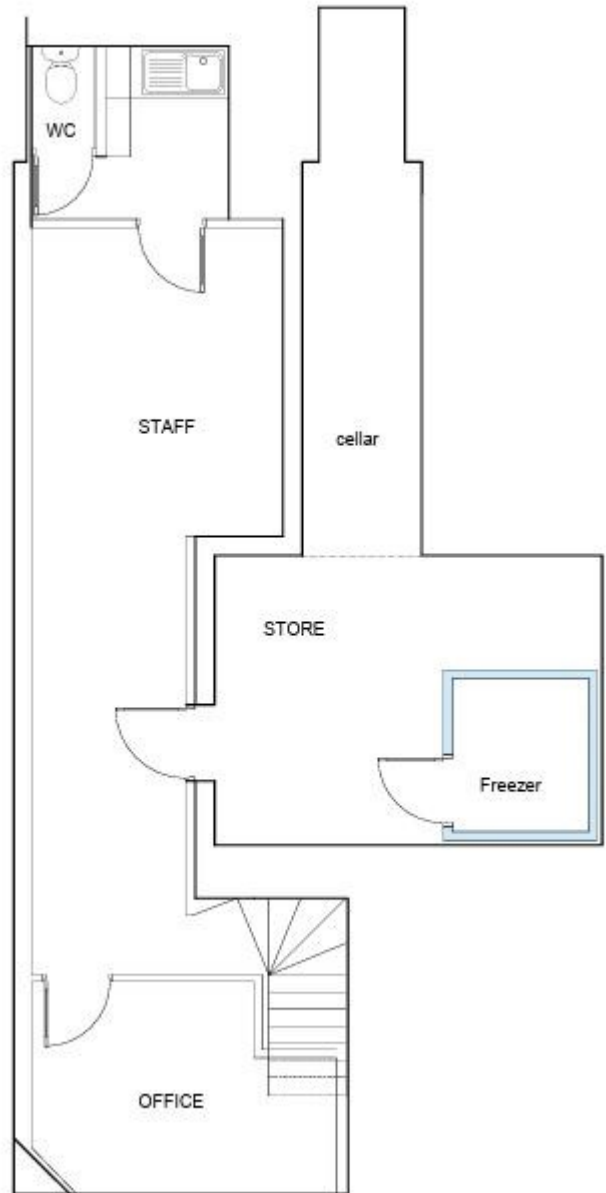
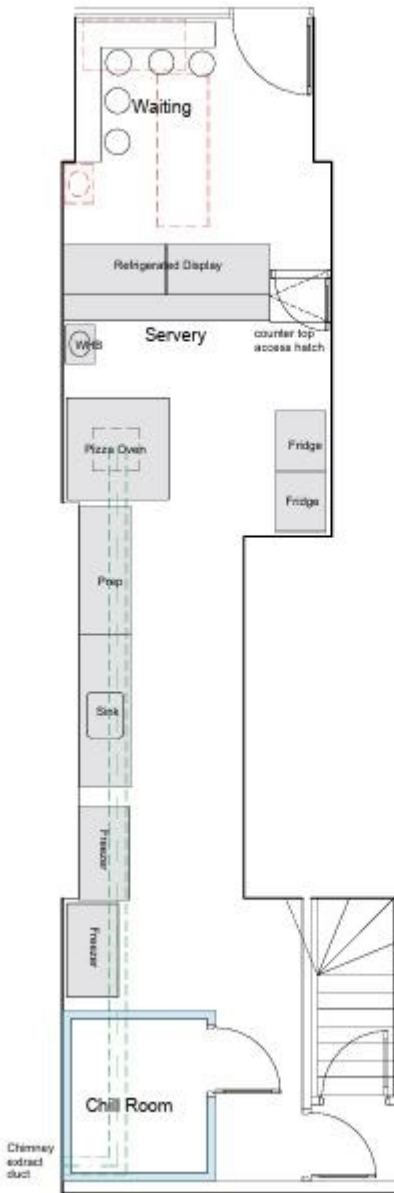
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