



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

Lease Disposal

£14,400 Per Annum

£31,500 Premium

145 Buccleuch Street, Edinburgh EH8 9NE

Class 1a - Shop

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Location

The property occupies a strong trading position on Buccleuch Street in Newington, close to the University of Edinburgh, Potterrow, Causewayside and the city centre. The area benefits from high footfall and a strong customer base from students, local residents, office workers and visitors, with a good mix of cafés, takeaways, shops, bars and restaurants nearby. With The Meadows, public transport and cycle routes close by, the property is well placed for a café, sandwich shop, takeaway or other Class 1A operator.

Description

The subjects comprise a bright ground floor retail unit within a traditional Edinburgh tenement, with a glazed frontage, good visibility and strong natural light. The unit is arranged with customer space to the front, preparation space to the rear and a centrally positioned WC. The front shop includes an open service/seating area with a raised counter, while the rear kitchen is fitted with cooking equipment, sinks, stainless steel worktables and refrigeration. The premises currently trade as a Taiwanese café, offering hot food, bubble tea and other drinks, with walk-in and Uber Eats delivery trade. The fit-out is well suited to café, takeaway or casual dining use.

Accommodation

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

Ground and Basement floors:
Total 73 Sq m 786 Sq ft)

Rent

The rent is £14,400 per annum, on full repairing and insuring terms. There are approximately 9 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 £14,400 per annum, on full repairing and insuring (FRI) lease terms. There are approximately 9 years remaining with a break option on the fifth anniversary.

Premium

Our client is looking for a premium of £31,500 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 £17,200. 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 DJKGroup Ltd.



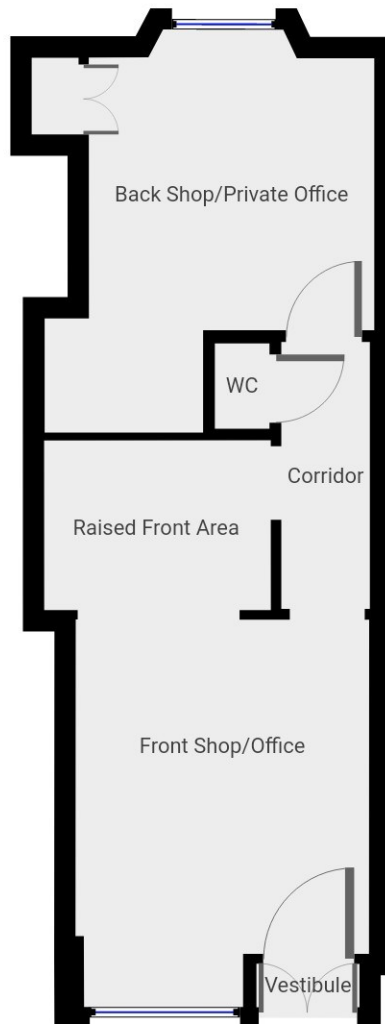
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