



ime DJK Group Ltd
 12 Home Street
 Edinburgh
 EH3 9LY

Lease Disposal

£14,000 Per Annum

£25,000 Premium

14 South Clerk Street, Edinburgh EH8 9PR

Class 1

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Location

The premises are situated on South Clerk Street in the popular Newington district of Edinburgh, approximately one mile south of the City Centre. This location forms part of a main arterial route leading north toward the Bridges and onwards to Princes Street. The surrounding area is densely populated, supported by a significant student community thanks to its close proximity to several university campuses.

The property benefits from a wide range of nearby amenities, including numerous bars, restaurants, shops, and local services. Despite being a busy and well established urban area, both the Meadows to the west and Holyrood Park to the east are only a short walk away.

Description

The premises occupy the ground and basement floors of a traditional Edinburgh tenement building positioned at a busy crossroads in the heart of Newington. The unit now trades as Chop Wok Express, a modern grab and go food outlet. Externally, the shop features a contemporary grey frontage with a clean, attractive display window, presenting a strong street presence.

Internally, the ground floor has been fitted out to a high standard, offering an efficient and well organised layout suitable for fast paced food service. Stairs to the rear lead down to the basement, providing additional operational space and storage capacity.

The basement benefits from excellent head height and is larger than the ground floor. It is in good condition and offers valuable supplementary space for a food-led business. The WC and shower cubicle are located on this level, along with a door giving access to the common stair.

This shop would suit bubble tea, barbers, vape shops or any small retail ventures that require a busy footfall area.

Accommodation

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

Total: 115 sq. m (1,238 sq. Ft)

Rent Price

Rent of £14,000 per annum is sought for a 9.5 year full repairing and insuring Lease.

Premium

A Premium of £25,000 is sought

EPC

The Energy Performance Certificate rating is currently Pending

Utilities

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

Rent

Rent of £14,000 per annum on full repairing and insuring terms and conditions, there are 9.5 years remaining on the lease.

Premium

A Premium of £25,000 is sought

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £6,800. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

Entry

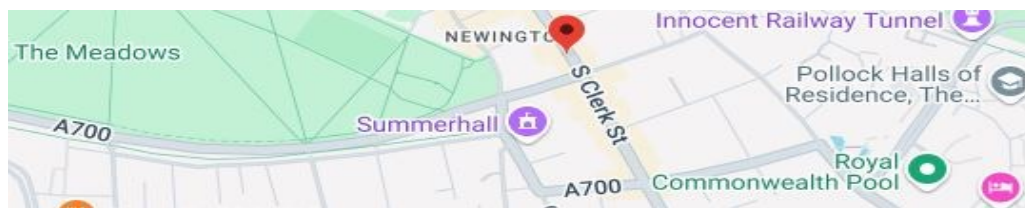
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

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



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd 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.

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