

DM HALL

To Let

Hot Food
Takeaway



28 Warrender Park Road
Edinburgh
EH9 1JG

66.98 SQ M
720 SQ FT

Property Details

- Unique opportunity to occupy hot foot takeaway premises in established location
- Situated within Edinburgh's prestigious Marchmont district
- Fully fitted appliances to include gas burner, various fridges/freezers and stainless-steel extraction canopy
- Benefits from exceptional catchment area with great pedestrian footfall and passing vehicular trade
- Rental offers over £14,500 per annum (exc. of VAT)

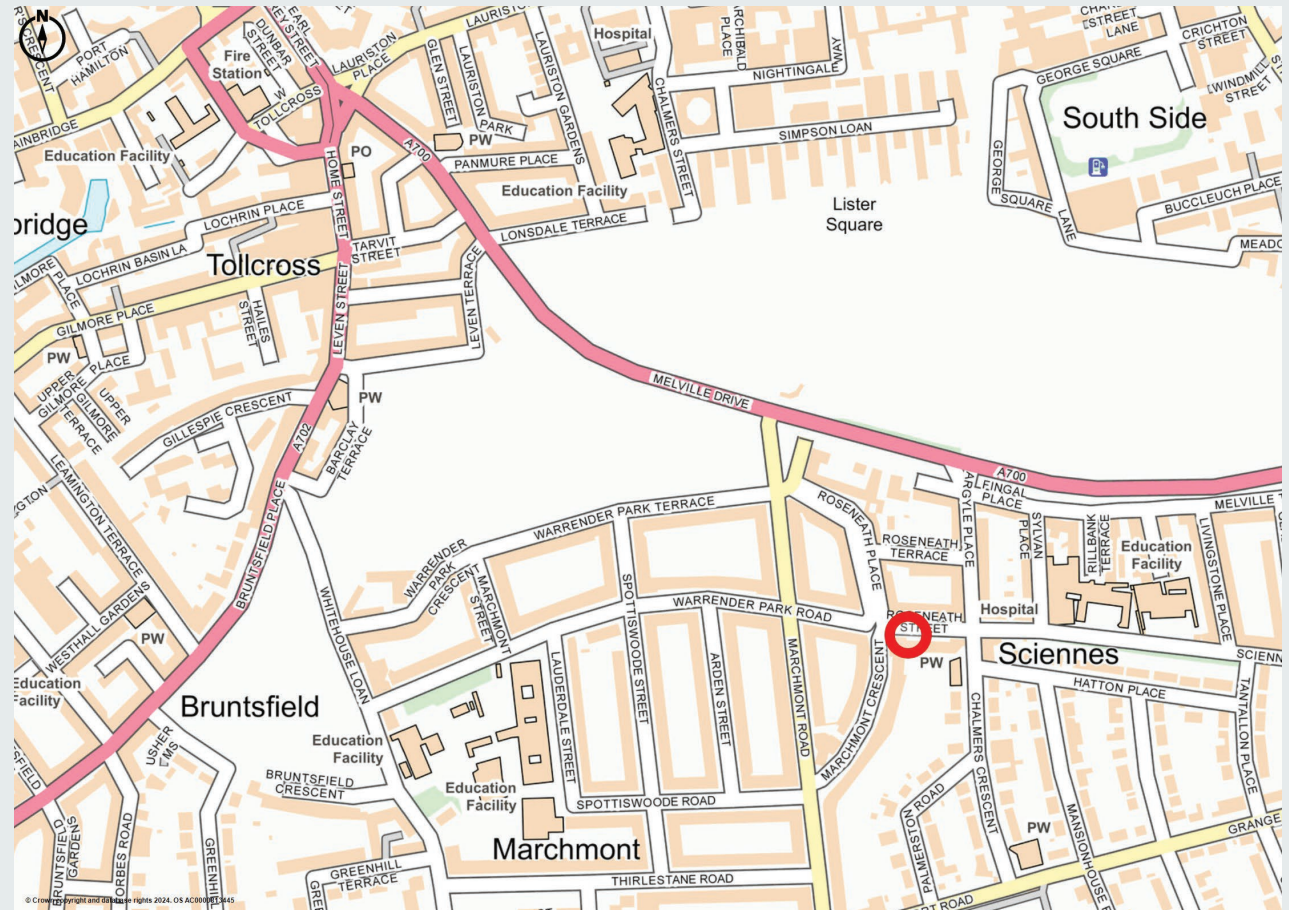
LOCATION:

Marchmont is a highly established district located to the south of Edinburgh's City Centre, in close proximity to the famous Meadows as well as nearby suburbs of Bruntsfield, Morningside and The Grange. The premises is surrounded by an array of popular local and national occupiers.

More specifically, the subjects are located on the southside of Warrender Park Road at the point where Warrender Park meets Roseneath Street. The exact location of the subjects can be seen on the appended plan.

DESCRIPTION:

The subjects comprise a hot food takeaway premises situated over the ground and basement floors of a traditional 4 storey stone built building, surmounted by a pitched and slated roof. Internally, the subjects are laid out to provide open plan sales/serving space to the front with room for seating if required, with



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a fully fitted kitchen located to the rear. Stairs to the middle of the premises provide access to the basement where excellent storage and a W/C compartment can be found.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, serving, kitchen	36.95	398
First	Storage, W/C	30.03	323
Total		66.98	720

SERVICES:

We understand the premises to benefit from gas, electricity and mains water and sewage.

LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease agreement for a term to be agreed, with a quoting rental of offers over £14,500 per annum.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The premises has a rating of G.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,400 per annum.

Under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL:

All proposals to lease should be directed towards the sole leasing agents at the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

We understand that VAT is chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Oliver Lawson MSC MRICS
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