

FOR SALE

87 Haymarket Terrace, Edinburgh,
EH12 5HD

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DJK

COMMERCIAL
& RESIDENTIAL
PROPERTY AGENTS



LOCATION

The premises are located in Haymarket Terrace, Edinburgh close to the junction of Coates Gardens. It is mixed use area with retail on the ground floor with residential on the four floors above as well as purpose-built office premises. Haymarket is a central transport hub for buses, the railway station and traffic.

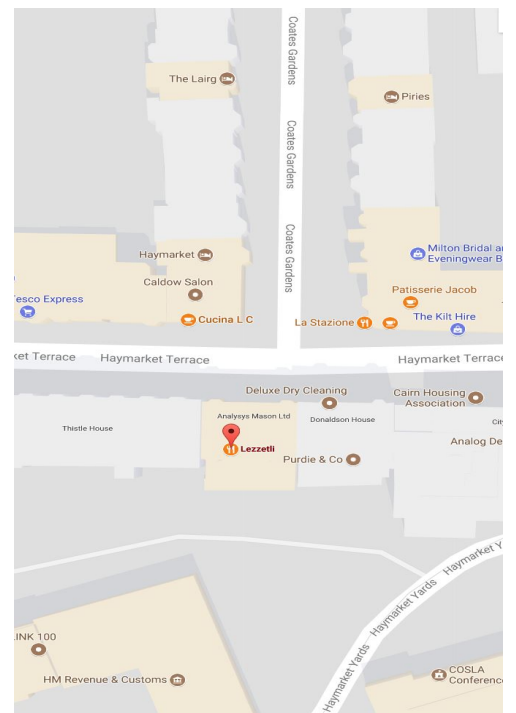
Haymarket Terrace boasts a high footfall throughout the day with commuters, office workers and tourists trade. The premises are located in parades of similar styled retail/licensed and office properties under traditional tenement buildings.

DESCRIPTION

The subject property comprises a ground floor sales area with a lower ground floor for preparation, storage and staff areas. Internally, the unit is split on the ground floor between a front sales/takeaway area with high ceilings and ornate cornicing and the back shop is well laid out commercial kitchen fully fitted with the proper class 3 extraction system, stainless steel unit and panelling. (See inventory for more details)

The basement level is accessed from a traditional timber staircase, this leads down to an open plan storage area with neat shelving system for dry goods and 5 fridge freezers. There is an office desk set up and a staff changing area to the immediate left as you enter the lower floor. This open plan area then leads through to the large catering kitchen, again well laid out and fully fitted with stainless steel and safety flooring throughout. The next area is more dry storage racks and a large staff seating area. The basement level keeps going continuing to a utility room and then WC, the utility room is fitted with washing machine, tumble dryer and a freezer.

The unit benefits from a back entrance which is ideal for deliveries for both the catering business and the takeaway business, there is an area right beside the back entrance where 1 vehicle can park all day and load and unload.



IAN



JOHN



LAUREN



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ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area and dimensions:

116 sq m

(1,249 sq ft)

TRADING ACCOUNTS

Copies of certified accounts are available and can be made available to prospective buyers once they have viewed the business.

OPENING HOURS

At present the takeaway business trades from 0600 - 1430hrs on a Monday to Friday. The catering side as caterers will know can go on at anytime depending on the event.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

Ground Floor 43 SQ M (464 SQ FT)

Lower Ground floor 73 SQ M (784 SQ FT)

Total Area: 116 SQ M (1,249 SQ FT)

CLASS USE

The premises are registered as Class 3 (Food and Drink) under the Planning Act (Scotland).

SALE PRICE

The freehold of the premises, all the equipment and the business are available to purchase for offers over £250,000

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the Haymarket Terrace property has a Rateable Value of £7,100. The uniform business rate for the current year is £0.466 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.

UTILITIES

The properties are served by mains electricity, water and gas.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending. A copy of the recommendation report is available on request.

LEGAL COSTS

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

ENTRY

Upon completion of a formal missive under Scots Law.



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

Publication Date: August 2019