

FOR SALE

105 Leith Walk,
Edinburgh EH6 8NP

ime
DJK

& COMMERCIAL
& RESIDENTIAL
PROPERTY AGENTS



LOCATION

The premise is located towards the Northern end along Leith Walk, one of Scotland's most populated streets, and a major thoroughfare connecting Leith to the city centre. In a parade of similar commercial units, the street also sees a large student population, who use the street's wide and high-capacity pavements to traverse.

Two miles from Edinburgh's city centre, Leith Walk's multiple bus stops houses a wide transport network, easing access to any location in Edinburgh.

DESCRIPTION

The subjects comprise a two-storey commercial unit in a parade of similar properties. Access to the property is gained through a recessed door beside a large showcase window, entering a large open space formerly used as a bakery. behind which is a kitchen and a small storage area.

Access to the first floor is gained via a timber staircase which leads to another open space, floored in oak, and is perhaps best used as a small seated restaurant area, with a WC and two small storage areas at the rear.

This property would suit any class 1 use.



IAN



JOHN



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ACCOMMODATION

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

Total

95 sq m (1025 sq ft)

GUIDE PRICE

We are looking for offers in the region of £250,000 for our client's freehold interest.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a Rateable Value of £7,600. 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.

UTILITIES

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is currently pending.

ENTRY

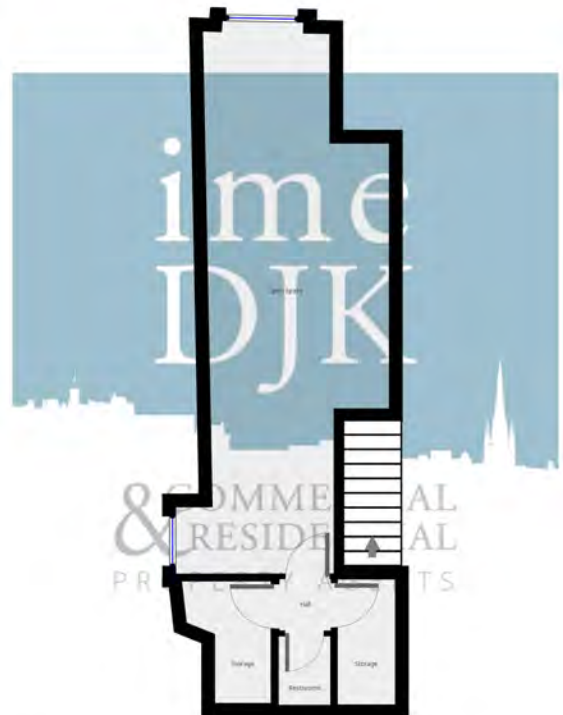
Upon completion of a formal missive under Scots Law.

LEGAL COSTS

Each party shall bear their own legal costs.

VIEWING AND FURTHER INFORMATION

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



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:

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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