

14 Woodburn Road



Investment



DALKEITH EH22 2AT

**FOR
SALE**

- VAT Free Investment
- Straight 20 year lease to Scotbet Limited
- Densely populated residential area
- Initial Rent £12,000 per annum
- Offers Over £160,000 are sought (7.35% Net Initial Yield)



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14 Woodburn Road DALKEITH

Location

The subjects lie within the commuter town of Dalkeith, which itself lies approximately 10 miles to the south of Edinburgh City Centre. The subjects are located within the Woodburn area of Dalkeith, in an area which is predominantly residential.

More precisely, the subjects are located off the A6106 Newmills Road linking Dalkeith High Street with the A68, which in turn provides direct access to the City of Edinburgh Bypass and Scotlands Scottish Borders region. The subjects are situated on the southeast side of Woodburn Road bound by the junctions of Woodburn Avenue to the north and Spalling Crescent to the south, surrounding occupiers are a mix of local and national covenants.

Description

The subjects comprise a semi detached single storey brick built and harled building held under a flat felt roof. The subjects benefit from an extensive display frontage, as well as an aluminium cased and glazed access door providing direct access to the open plan sales space, which comprises of betting office, kitchenette and male, female and disabled WC facilities to the rear.

Accommodation

According to our measurements taken on site we estimate the subjects extend to the following net internal area:-

Net Internal Area: 85.58 sq m / 921 sq ft

Tenancy Details

The salient points of the existing tenancy are as follows:-

Tenant: Scotbet Limited

Date of Entry: 1st June 2017

Lease Expiry: 31st May 2037

Repair: Full Repairing and Insuring

User: Licensed Bookmakers

Alienation: In whole only but not in part, subject to Landlords consent, said consent not to be unreasonably withheld.

Passing Rent: £12,000 per annum

Rent Review: 5 yearly upwards only reviews to market rent

Covenant Analysis

Scotbet are Scotland's largest independent bookmaker with annual turnover in excess of £135,000,000 and a gross profit of £8,700,000. Dun & Bradstreet assess their risk with a lower than average risk of business failure which represents the well run corporate nature of the business.

Price

Offers over **£160,000** are invited which equates to a **net initial yield of 7.35%** after allowing for standard purchaser costs.

VAT

VAT has not been elected.

Legal Expenses

Each party to bear their own legal expenses in connection with this transaction.

ENERGY PERFORMANCE RATING



FOR SALE Investment



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Graeme Millar - Tel: 0131 240 5290

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CONTACT

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IMPORTANT NOTICE:

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

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