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SURVEYORS
SCOTLAND**

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CLASS 3 INVESTMENT - FOR SALE

280 Bonnington Road, Edinburgh, EH6 5BE

- ✔ Class 3 investment in popular Newhaven/Bonnington district
 - ✔ Let until 4th November 2024 at £16,800 per annum
- ✔ Strong levels of custom from nearby trade park and local residences
- ✔ Offers Over £185,000 reflecting a NIY of 8.90% ✔ 110 sq m (1,184 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Bonnington Road is situated in north Edinburgh approximately two miles from Princes Street and less than a mile from the fashionable Shore in Leith. Historically, Bonnington was once home to sugar bonds, print works and milling but has undergone a transformation over the years resulting in a number of new residential and commercial developments.

The subjects are close to the corners of Newhaven Road and Pilrig Street. It resides directly opposite a popular trade park which includes Screw Fix, Johnston's Decorating Centre and The Cloth Shop amongst its occupiers.

There is unrestricted street parking on Bonnington Road and surrounding streets whilst local bus routes provide regular services across the city.

DESCRIPTION

The subjects comprise the ground and basement of a traditional stone tenement building with residential units on three upper floors.

Internally, the premises, which trade as Bonnington Brunch, present a regular shaped customer takeaway area to the front with a staff counter. Behind this is a small office/store and access to the basement and kitchen. The kitchen is a fully fitted commercial style kitchen with an extraction canopy and food prep benches.

The basement is large and provides excellent storage space split across two rooms. Floor to ceiling height is 2.3 metres. There is also a staff WC.

ACCOMMODATION

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

110 sq m (1,184 sq ft)

TENANCY DETAILS

The subjects are currently let on Full Repairing and Insuring terms, subject to a photographic Schedule of Condition, from 5th November 2003 until 4th November 2024 at a passing rent of £16,800 per annum. The lease is subject to a tenant only break option as at 5th November 2021. A copy of the lease can be provided to interested parties on request.

PRICE

Offers over £185,000 are invited for our client's heritable interests reflecting a NIY of 8.9% allowing for standard purchasers' costs of 1.8%.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £5,700. 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 metered for mains electricity, water and gas.

PERMITTED USE

According to the Lease the permitted use of the premises is *as a takeaway food shop, delicatessen and outside catering business with ancillary office, storage and car parking.*

ENERGY PERFORMANCE CERTIFICATE

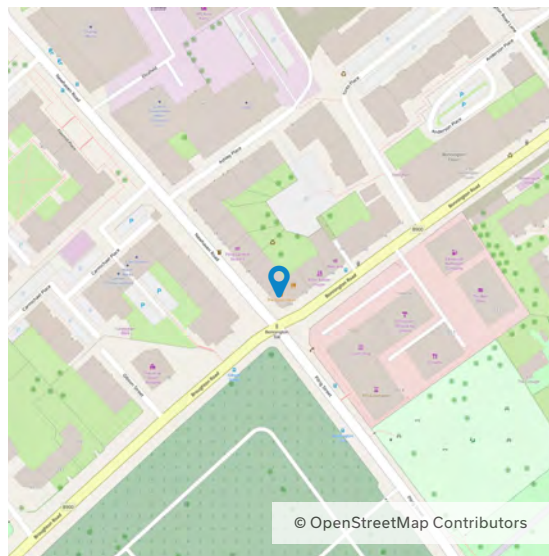
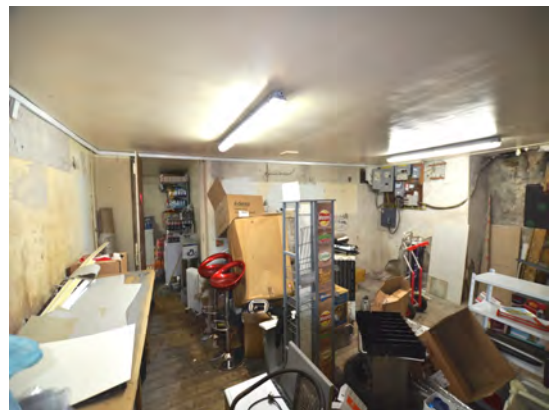
A copy of the Energy Performance can be provided upon request.

LEGAL COSTS

Each party shall bear their own legal costs in the course of the transaction with the purchaser liable for any LBTT.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc.

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