

CLASS 3 INVESTMENT FOR SALE

CLASS 3 PREMISES

Rare local investment opportunity
within vibrant neighbourhood

Inviting offers over £90,000

Passing rent of £5,400 per annum

Premises extends to 61.65 sqm
(663 sqft)

Extremely high levels of vehicular
passing trade

Yearly open market rent reviews

Lease expiry : 13 January 2029



WHAT 3 WORDS



275 EASTER ROAD, EDINBURGH, EH6 8LQ

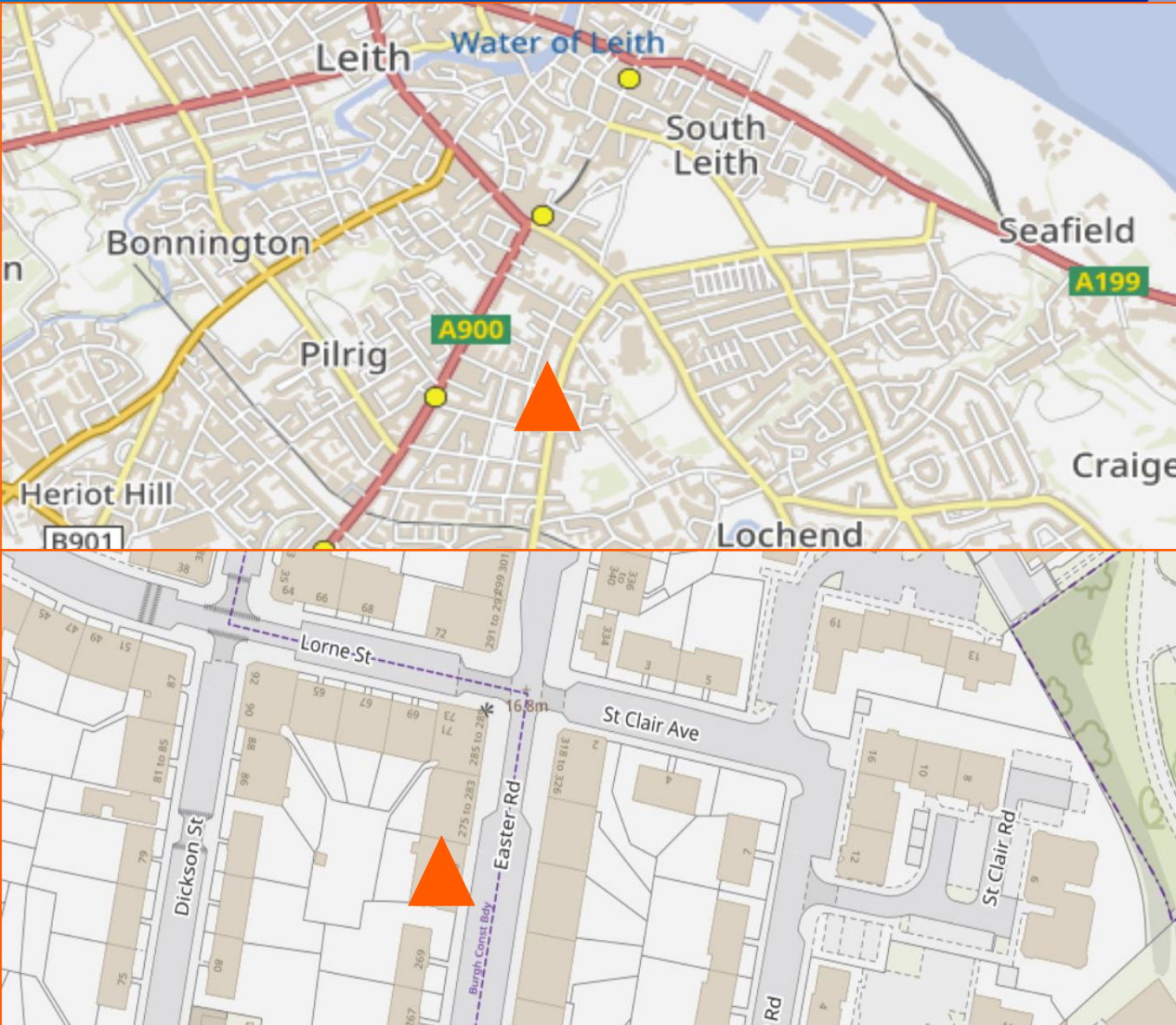
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Location

275 EASTER ROAD, EDINBURGH, EH6 8LQ



Location

The subjects are located on the west side of Easter Road within the Leith district of Edinburgh. This vibrant location is situated approximately 1.5 miles northeast of the city centre and benefits from a variety of key transportation links & amenities in close proximity.

More specifically, Easter Road forms one of Edinburgh's busiest secondary retail locations whilst also representing a major arterial route carrying large volumes of vehicular & pedestrian traffic in and out of Edinburgh's City Centre.

The surrounding neighbourhood offers a mix of residential and commercial occupiers, notably including Lidl, Tesco Extra, Londis, Top & Trim barbers and a variety of cafes.



Rare Investment Opportunity in
North-East Edinburgh



VIRTUAL TOUR



Description

275 EASTER ROAD, EDINBURGH, EH6 8LQ



Description

The subjects comprise a well-presented Class 3 premises arranged over the ground & basement floors of a traditional four-storey & basement mid terraced stone-built tenement. The property has an attractive large glazed frontage allowing for natural light to flow throughout the premises.

The property benefits from Class 3 consent & currently trading as Café 275. Internally, the accommodation comprises of a bright front seating area, serving area, back shop & WC facility to the rear.

The subjects offer an extremely rare Class 3 investment opportunity within one of Edinburgh's upcoming locations.



Price

Offers over £90,000 are invited for the freehold interest.

Rateable Value

The subject's current rateable value is £6,300 which results in a 100% rate relief, subject to tenant circumstances.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

FRI LEASE	
Tenant	Private Individual
Rent per annum	£5,400
Duration	14 January 2019 – 13 January 2029
Rent review	14 January 2027
Lease	A copy of the lease & associated documents are available upon request

Accommodation	SqM	SqFt
Ground Floor	44.81	482
Basement Floor	16.84	181
Total	61.65	663

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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