

# FOR SALE

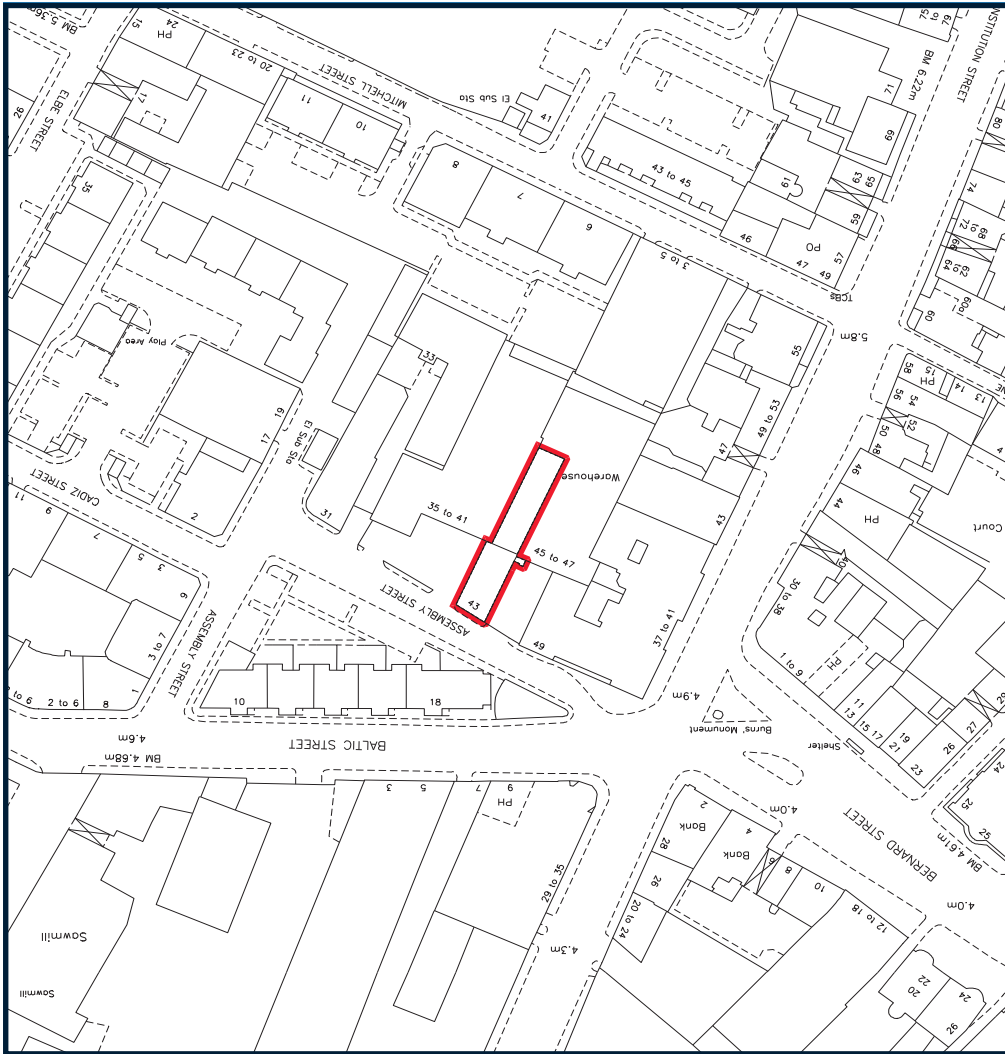
Restaurant Investment Opportunity

43 Assembly Street, Edinburgh, EH6 7BQ



- New 10 Year Lease from February 2019 (No Breaks)
- Passing Rent £ 35,000 per annum
- Offers over £450,000

- Net Initial Yield of 7.46%
- Extends to 455sq.m (4,908 sq.ft)
- Future Redevelopment Potential



## LOCATION

The property is situated on the south side of Assembly Street, which is accessed via Baltic Street to the north east. Assembly Street is located approximately 2 miles to the north of the city centre in the Leith district. The subjects are situated in close proximity to Bernard Street which is a continuation of the Leith Shore which is a mixed use hub of restaurants, bars, retailers and offices.



Nearby traders include William Hill, Clydesdale Bank, Royal Bank of Scotland, The Cavern Bar and various local sandwich shop occupiers.

## DESCRIPTION

The accommodation comprises ground floor restaurant with a fully fitted bar area to the front of the property near the entrance. The ground floor also accommodates restaurant seating area, open griddle kitchen area, WC facilities and storage. Accessed via stairs in the middle of the subjects, the first floor comprises of further WC facilities, fully fitted kitchen and office accommodation.



## ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor	245sq m	2,634sq ft
First Floor	105sq m	1,137sq ft
Attic Space	105sq m	1,137sq ft
<b>Total:</b>	<b>455 sq m</b>	<b>4,908 sq ft</b>

## TENANCY

Tenant	From Italy to Scotland (Leith) Ltd T/A La Riva Pizzeria
Lease Start	06/02/2019
Lease Expiry	05/02/2029
Rent	£35,000 per annum
Rent Review	05/02/2024
Deposit	£8,750

## VAT

The property has been opted to tax so VAT will be payable on the purchase price unless this can be treated as a TOGC.

## RATEABLE VALUE

The subjects are entered in the proposed Valuation Roll at a rateable value of £17,000 per annum as at 1st April 2017.

## PRICE

Our client is seeking offers in excess of **£450,000** for the heritable interest in the property.

## LEGAL COSTS

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

## EPC

Available on request.



To arrange a viewing please contact:



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#### IMPORTANT NOTICE

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.
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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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2019.