

Hot Food Takeaway Lease Available

9-11 Henderson Row, Edinburgh EH3 5DH



Passing Rent

£25,000 per annum exclusive

Approximate Areas

Ground Floor: 797 sq ft

Basement: 682 sq ft

Location

The unit is prominently located on Henderson Row, just off Dundas Street within Edinburgh's New Town. Nearby operators include L'Alba D'oro, Oriento, Margiotta, New Town Deli, Brioche and Clark's Bar.

Description

The unit comprises a well-presented pizza takeaway with an off-sales alcohol licence and full extraction. The unit is in turn-key condition with fantastic sales & prep space on ground floor and further prep space in the basement. There is an array of cooking equipment and pizza ovens as well as walk in fridges and freezers. A staff WC is in the basement.

Existing Lease Terms

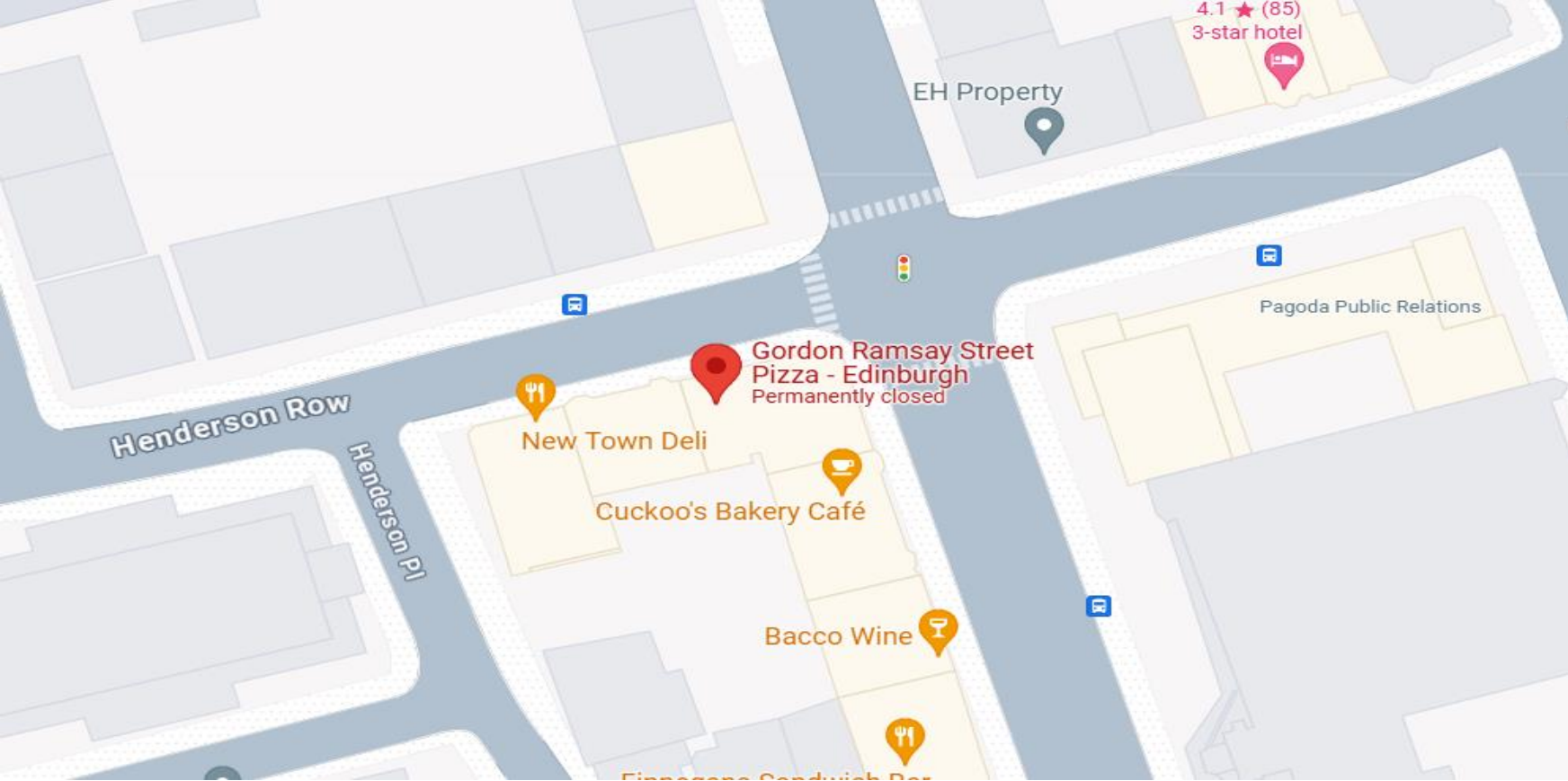
The current 15-year FRI lease expires on June 7th, 2037. No breaks.

Planning

We understand the premises has Sui Generis consent however parties should make their own enquiries.

Premium

Offers in the region of £40,000 are invited for the lease and all fixtures & fittings.



Fidra Property Consultants give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Fidra Property Consultants has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment.

Rateable Value: £39,200

Commercial rate poundage: £0.498

*The rates are currently linked with the premises next door (L'alba Doro) therefore a split based on floor area will be made.

Viewing arrangements

James Murray

M - 07485224858

E - james.murray@fidraproperty.co.uk