DM HALL

To Let

Partially Fitted Hot Food Take-Away



261 Dalry Road,
Edinburgh
EH11 2JQ

798.25 sq ft
(74.16 sq m)

- Partially fitted hot food take-away available for new lease
- Fittings include stainless steel extractor/canopy, preparation stations and cold storage
- Located in established Dalry/Gorgie district of Edinburgh
- Benefits from excellent passing vehicular trade and pedestrian footfall
- Premium offers invited for fixtures and fittings
- Offers over £14,000 per annum (exc. of VAT)

LOCATION

The subjects are located between the popular Gorgie and Dalry districts of Edinburgh, and is located approximately one mile from Edinburgh's city centre.

More specifically, the premises itself is located strategically at the busy junction between Gorgie Road and Dalry Road that further crosses over with Ardmillan Terrace, Henderson Terrace and Muireston Road. Tynecastle Stadium is a short few minutes' walk away which further increases the footfall/bolsters the strong location of the premises.









DESCRIPTION

The subjects comprise a ground and basement traditional stone-built premises contained as part of a larger 4 storey tenement building, surmounted by a pitched and slated roof.

The premises benefits from hot food / sui generis consent and offers a sales/serving/waiting area to the front, with rear partially fitted kitchen and further washing/preparation space located off the kitchen. The premises further benefits from a basement that offers excellent storage space as well as a W/C compartment.

FLOOR AREA

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net internal basis and is as follows:

Description	sq ft	sq m
Ground + Basement	798	74.16
Total	**798**	**74.16**

LEASE TERMS:

Our client is seeking offers over £14,000 per annum on a new Full Repairing and Insuring lease for a term to be agreed.



EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction

VAT

All prices quoted are exclusive of VAT which may be chargeable

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £13,700 per annum

VIEWING & FURTHER INFORMATION

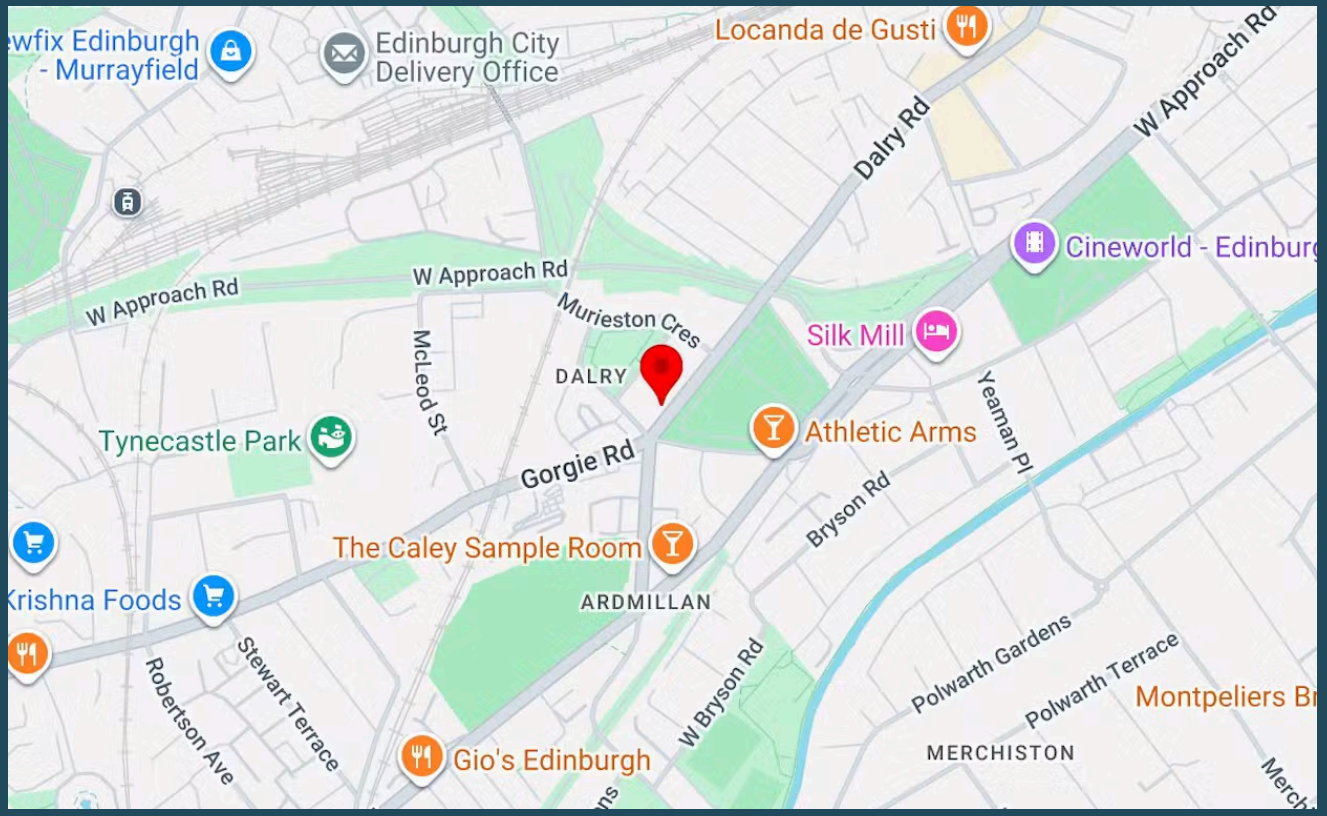
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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