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TO LET / FOR SALE

Takeaway

110 RAEBURN PLACE, EDINBURGH, EH4 1HH

Offers over £95,000 are sought for our client's leasehold interest in the property including the fixtures and fittings in situ.

- Prominent trading location
- Main road frontage
- Busy thoroughfare
- High standard fit-out
- Turnkey opportunity

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LOCATION

The property is located in the Stockbridge shopping area of Edinburgh. The property occupies a prime position and is situated on the north side of Raeburn Place, immediately at its junction with Portgower Place, which forms part of an important arterial route linking the city centre to Queensferry Road (A90).

The area is popular with small speciality traders. Traders in the vicinity include S&B Brunch Bar, The Scran and Scallie and Twelve Triangles.

DESCRIPTION

The subjects comprise a ground floor hot food takeaway within a mixed-use masonry building arranged over four floors. The roof is pitched and covered in tiles. The property benefits from return frontage.

The takeaway is accessed via a flush pedestrian doors which lead into the customer waiting area. Internally, the space is fitted out to a high standard with corporate branding. The commercial kitchen is, as expected, fitted out to a professional standard with extract ventilation, conveyor gas fired pizza oven, pizza prep station and a range of stainless steel sink units, utility basins and fitments.

A comprehensive range of floor and wall mounted style units are installed with appropriate worktops. The floor is of tile/commercial vinyl, walls covered with splash backs and the suspended grid ceiling incorporates LED spot lighting. There are 2 independent walk-in chill/freezer rooms storage, admin office & staff welfare facilities to the rear.

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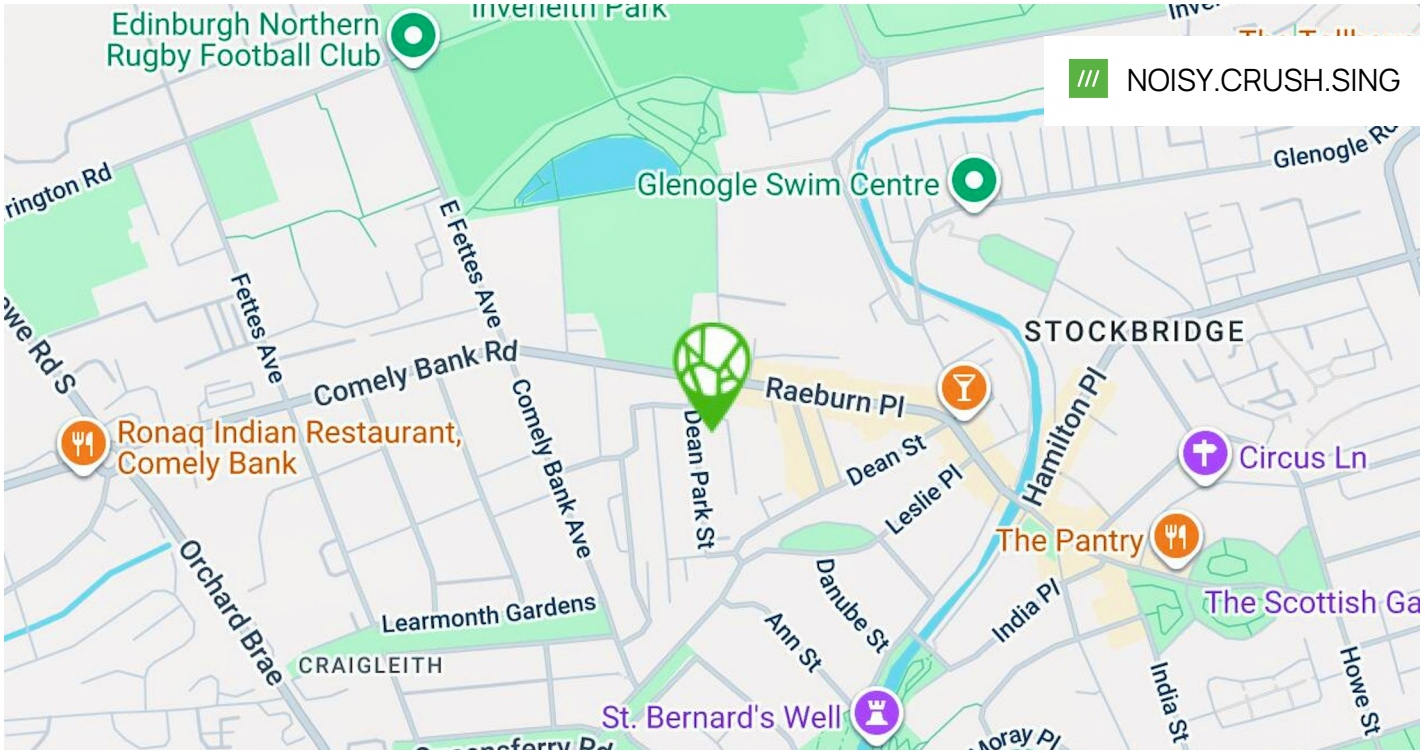

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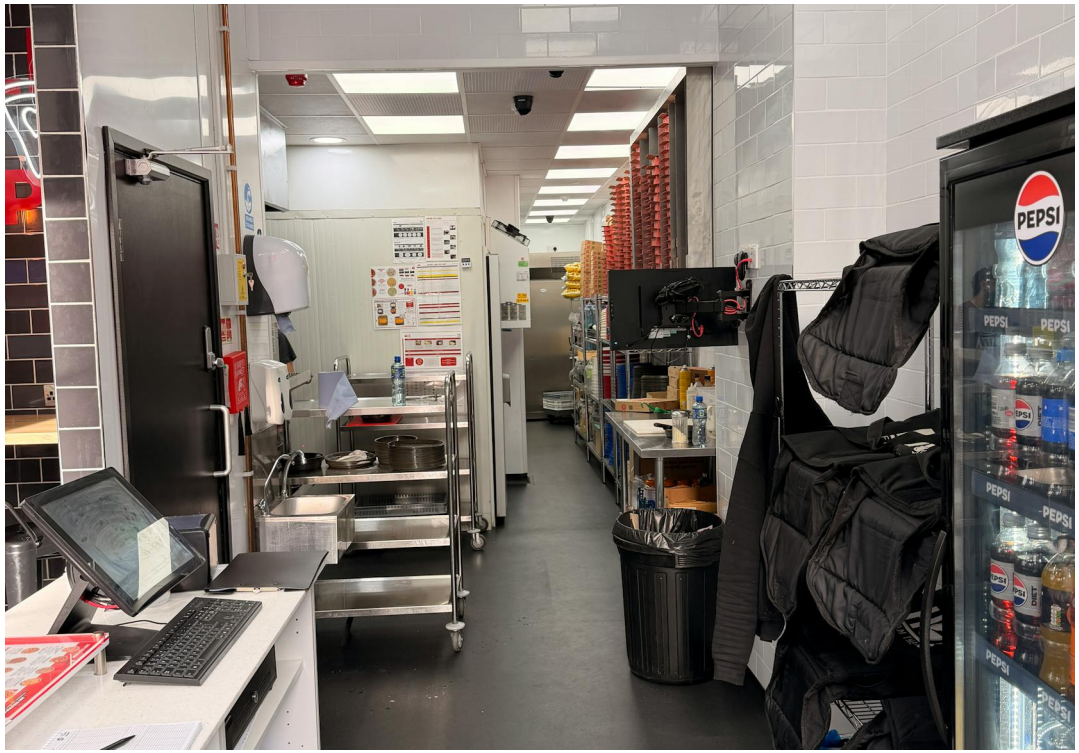
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ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Takeaway	790	73.39

TENURE

The lease is available by way of assignation, for the residual term of the lease, which expires in July 2028. The current rent is £37,500 per annum.

PREMIUM

Offers over £95,000 are sought for our client's leasehold interest in the property including the fixtures and fittings in situ.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £24,000.

EPC

G (121)

VAT

Applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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