ime Property Agents Ltd
12 Home Street
Edinburgh

Lease Disposal

£17,680 per annum

Premium £15,000

135 Comiston Road, Edinburgh, EH10 6AQ

Class 3 – Cafe

Location

The subject premise is located in Comiston Road, Edinburgh in close proximity to South Morningside Primary School. The location constitutes a reasonably high footfall area throughout the day with commuters, local residents and families attending South Morningside Primary School. The premise is located in a mainly residential area yet in a parade of similar styled retail, office and cafe premises on a main road close to Morningside.

Comiston Road is a direct route in and out of town converging into Morningside Road, Brunstfield Place, Tollcross and then Lothian Road. Comiston Road also leads directly out of town towards Buckstone, Fairmilehead and The Edinburgh City Bypass. Other retailers in close proximity include a Newsagents, Margiotta's and Dofo's Pet Store.

Description

We are instructed to dispose of the lease of a popular Café aimed at book lovers currently but could be any full-class 3 occupier, with the addition of all the fixtures and fittings. These business premises can be changed for a new occupier to develop the shop to suit their tastes.

The subjects comprise a single fronted retail unit with a recessed door and two large display windows on a busy route into Edinburgh. The premise is situated solely on the ground floor beneath a traditional Edinburgh tenement. Internally, the unit is split between a front-shop open plan seating/serving area and a back-shop kitchen and staff WC. DDA compliant WC and a further WC is located to the left centre of the property.

The unit is tastefully decorated to a high standard with traditional features like ornate cornices and fixtures and fittings to suit the relaxed Cafe style. The premises would suit an occupier who does cooked breakfasts, lunch menu or a restaurant clientele.

The shop is in walk-in condition.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 62sq. m (667sq. Ft)

Lease Terms

The lease runs until 2038 on full repairing and insuring conditions the current rent is £17,680 per annum

Premium — Our client is seeking a goodwill value of £15,000 for the leasehold, fixtures and fittings.

EPC

The Energy Performance Certificate rating is currently G.

Utilities

The property is served by mains electricity, and water.

Lease

The lease runs until 2038 on full repairing and insuring conditions; the current rent is £17,680 per annum. (£340 per week).

Premium

Our client is seeking a goodwill value of £15,000 for the leasehold, fixtures and fittings.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value of £12,900.

Entry

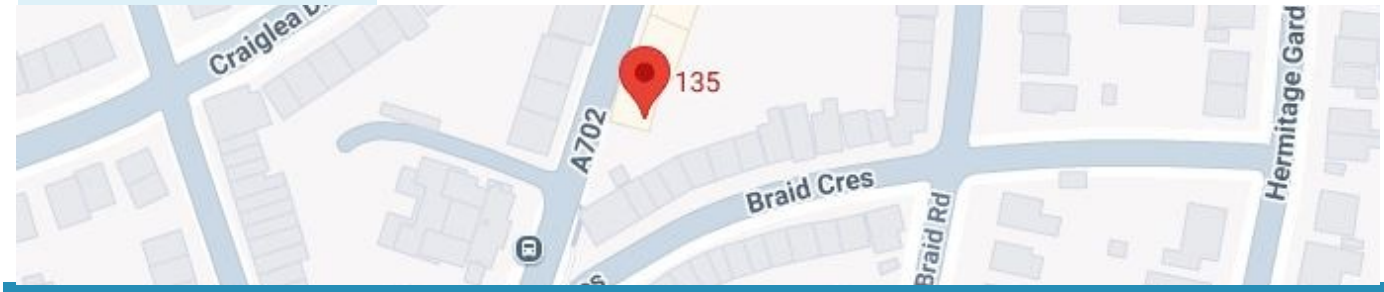
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

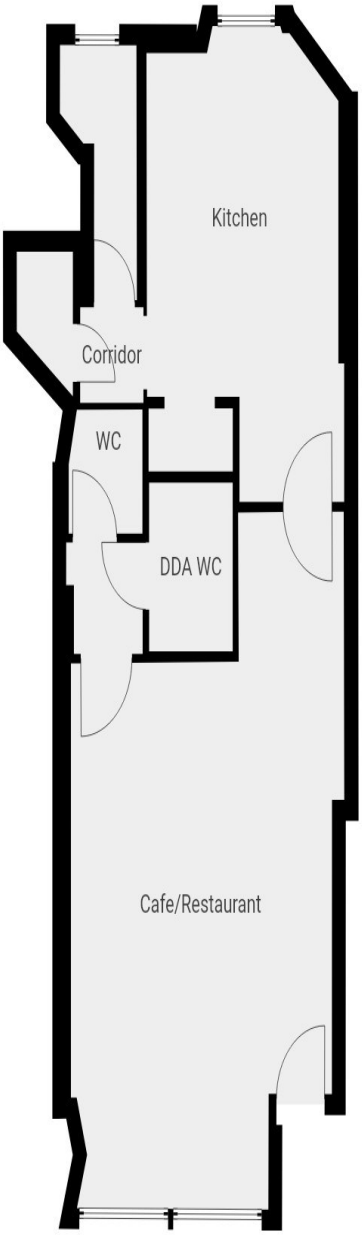


IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime Property Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.


Kitchen
Corridor
WC
DDA WC
Cafe/Restaurant