ime Property Agents Ltd
12 Home Street
Edinburgh

Lease Disposal

£15,600 Per Annum

£8,000 Premium

16 Marischal Place, Edinburgh EH4 3NF

Class 3 Hot Food Take-Away

Location

The property is located near the corner junction of Queensferry Road on the east side of Marischal Place, a continuation of Craigcrook Road between the junctions of Strachan Road and Seaforth Terrace/Queensferry Road.

The immediate area offers a range of excellent amenities including a Sainsbury's, Craigleith Retail Park and a number of bars and coffee shops on Queensferry Road. The Holiday Inn hotel is close to the subjects.

The area benefits from excellent transport links with regular bus links serving the city centre.

Description

Internally, the unit includes a bright, well-presented customer waiting area with a staff counter on the right-hand side. The kitchen is located to the middle rear and is fully equipped for preparing pizzas, kebabs and curries. The layout makes efficient use of the space and supports high-volume output, with additional washing facilities, fridges and freezers at the rear. The premises would suit a range of cuisines. A WC is also located to the rear left, and there are windows to the back.

The unit benefits from a fully operational extraction system.

Accommodation

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

Total : 33 SQ M (355 SQ FT)

Premium Price

The property is being marketed at £8,000

EPC

The Energy Performance Certificate rating is currently pending.

Utilities

The property is served by mains electricity and water

Lease Price

The rent is £15,600 and the lease runs to mid to late 2030 on full repairing and insuring terms and condition.

With the landlord is willing to grant a longer period if required for a good covenant.

Rateable Value

The Rateable Value will be £11,000 from the 1st of April 2026 and can be confirmed via the Scottish Assessors Association.

Eligible occupiers may qualify for Small Business Bonus Relief, subject to status.

Entry

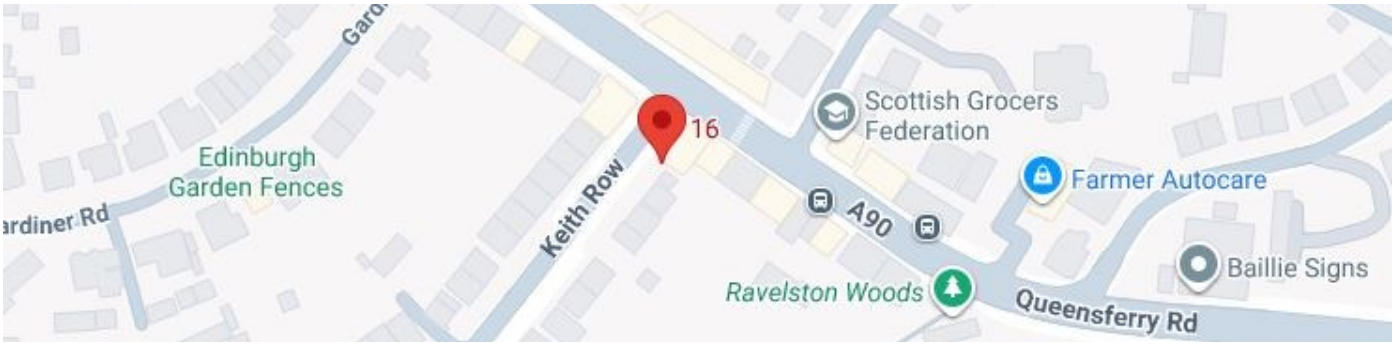
Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.



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