

DM HALL

For Sale

Hot-Food
Takeaway



191 Great Junction Street
Edinburgh
EH6 5LQ

71.59 SQ M
770 SQ FT

Property Details

- Opportunity to purchase hot-food takeaway premises on vacant possession basis
- Situated on Great Junction Street, just off Leith Walk
- Excellent passing vehicular trade and pedestrian footfall
- Offers over £135,000 (exc. of VAT)

LOCATION:

The subjects are located on Great Junction Street within Edinburgh's vibrant and historic Leith District, approximately 1.5 miles from the city centre itself.

More specifically, the subjects are found at 191 Great Junction Street which is towards the eastern end of the street. The subjects are surrounded by primarily commercial occupiers at ground floor level with private residential dwellings to the upper floor levels.

DESCRIPTION:

The subjects comprise a ground floor and basement hot-food takeaway premises of traditional stone construction contained as part of a larger four storey building, surmounted by what appears to be a flat roof.

Internally, the subjects benefit from an open plan sales/serving space to the front with rear kitchen/food preparation area and a WC compartment. A timber staircase provided access to the basement of the premises where excellent storage is offered.



Property Details

ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Sales, kitchen, W/C	35.29	380
Basement	Storage	36.30	390
Total		71.59	770

SALE TERMS:

Our client is seeking offers over £135,000 for the outright purchase of their heritable interest..

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

PROPOSAL

All proposals to purchase should be sent to the sole selling agents at the below details.

LEGAL COSTS

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



Property Details

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees 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 DM Hall 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) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) 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. Any contract shall only be entered into by way of our clients' solicitors