

DM HALL

To Let

Fully Fitted Hot
Food Take-Away



261 Dalry Road,
Edinburgh,
EH11 2JQ

74.16 SQ M
798 SQ FT

Property Details

- Fully fitted hot food take-away available for new lease
- Fittings include stainless steel extractor/canopy, gas burner, 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.



Property Details

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

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	SQ M	SQ FT
Ground + Basement	74.16	798

SERVICES:

We understand the subjects to benefit from mains gas, electricity, water and sewerage.

LEASE TERMS:

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

ENERGY PERFORMANCE:

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

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £11,400 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:

Any proposals to lease should be sent directly to the sole selling agents on the below details.



Property Details

LEGAL COSTS:

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

VAT:

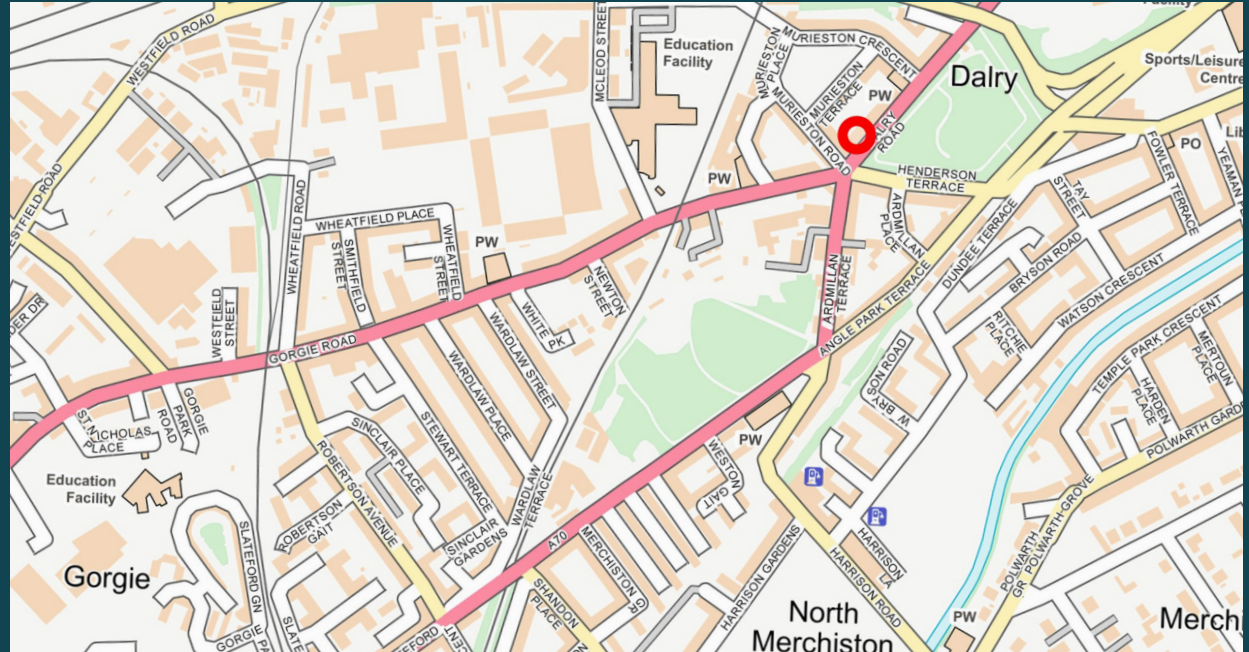
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting 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.



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