



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let

£40,820 Per Annum
£60,000 Premium

6a West Maitland Street, Edinburgh EH12 5DS

Class 3

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Location

The business is ideally located in the popular West Maitland Street in between Haymarket Train Station and the west end of Princes Street.

This area is known for its vast number of offices and is a destination location to go for food with busy restaurants all around the area. West Maitland Street provides excellent transport links, with regular bus services connecting the area to the city centre and surrounding areas. The Tram passes the shop as well as Haymarket train Station located just a short walk away.

The area has recently become a lot busier due to the Haymarket development "Haymarket Square" a £350 million development, fit for the future.

Description

The property comprises the ground and basement floors of a fully licensed restaurant retail unit situated within a traditional building with residential living space above. The frontage has a large window with an entrance door to the left. The property offers excellent visibility and the opportunity for effective product showcasing with adequate sign space and minimal exterior décor.

Internally, the unit has a vestibule leading to the restaurant to the left and stairs leading to the basement to the right (front beneath window) The bar greets you near the entrance and then opens to the seating area which has 20-25 covers then another 20-25 cover further back on a slightly raised floor.

The kitchen and WC facilities are in the basement. The kitchen is fully fitted with extraction system and has a dumb waiter lift.

Accommodation

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

Ground Floor: 63 sq. m (678 sq. ft)

Basement: 41 sq. m (441 sq. ft)

Rent

Rent sought is £40,820 per annum on Full Repairing and Insuring (FRI) terms for a period to be agreed. Preferably 10 years or more.

Premium

A premium of £60,000 is sought for the business

EPC

The Energy Performance Certificate rating is pending

Utilities

The property is served by mains electricity, Gas and water.

Rent & Lease Terms

Rent sought is £40,820 per annum on Full Repairing and Insuring (FRI) terms for a period to be agreed. Preferably 10 years or more.

Premium Price

Our clients are asking for a £60,000 premium for the lease, fixtures and fittings and the goodwill of the business.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £22,000. The uniform business rate for the current year is £0.49 pence in the pound (as of April 2023).

Occupiers may be eligible for rates relief through the Small Business Bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

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 DJKGroup Ltd.

Misrepresentation Act 1967 - ime DJK Group 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.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.