



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

Lease Disposal

£15,000 Per annum

£42,000 Premium

52 Rodney Street , Edinburgh EH7 4DX

Hot Food Take-Away

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Location

The subject property is situated north easterly on Rodney Street approximately 1 mile north of Princes Street. The Broughton area of Edinburgh connects with Leith, the Newtown, and Canonmills. The unit sits near the corner of Herriot Hill Terrace and is surrounded by a mix of residential tenements, retailers, restaurants, cafes and bars. The amount of passing traffic and trade make this a popular commercial destination.

Public transport links are very good with regular bus routes stopping close to the property. The tram stops at the top of Broughton Street just a 10 minute walk from the premises.

Description

The subjects are configured over the ground floor and comprise a single windowed retail unit, with three floors of residential properties above. Fully kitted out to suit any restaurant/takeaway style business, the shop benefits from an open plan sales/seating area to the front with waiting area and opens to the back open plan kitchen are fully fitted stainless steel and a large extraction canopy with cooking equipment such as cookers, fryers fridges etc... There are high level storage solutions, and the rear right of the ground floor is the staff WC, there is also a WC for customers in the middle of the unit between front shop and back shop.

The unit is used as a Thai BYOB restaurant/takeaway currently and has a strong following from locals, the seating area is cosy with mood lighting and suits the space well other features include gas combi boiler, Cooking Equipment, Fridges and freezers, Stainless Steel Sinks etc....

Rent and Premium

Accommodation

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

Total: 57sq. m (614 sq. Ft)

The rent is currently £15,000 per annum. A premium of £42,000 is sought.

Lease Terms and The Business

The lease has approximately 9.5 years remaining on full repairing and insuring conditions.

The business has excellent google reviews and is fully booked most weekends as well as having a delivery service

Lease Price

The rent is currently £15,000 per annum A premium of £42,000 is sought.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £10,200. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

EPC

The Energy Performance Certificate rating is currently x

Entry

Upon completion of a formal missive under Scots Law.

Utilities

The property is served by mains electricity and water.

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.

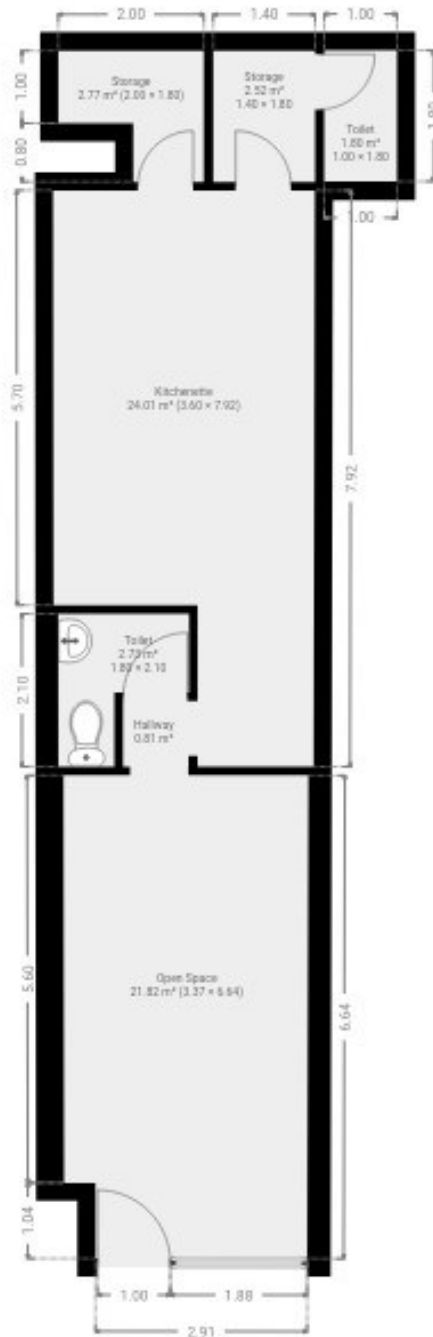
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