

## HOT FOOD TAKEAWAY

- > LOCATED WITHIN THE BLACKHALL DISTRICT OF EDINBURGH
- > OFFERS OVER £15,000 PER ANNUM
- > PREMISES EXTENDS TO 41.12 SQM / 443 SQFT
- > HIGH LEVELS OF PEDESTRIAN AND VEHICULAR PASSING TRAFFIC
- > ARRANGED OVER GROUND FLOOR
- > QUALIFIES FOR 100% RATES RELIEF
- > BENEFITS FROM FULLY FITTED COMMERCIAL KITCHEN
- > LARGE GLAZED FRONTAGE FOR EXCEPTIONAL BRANDING OPPORTUNITY



**TO LET**

**51 CORBIEHILL ROAD, EDINBURGH, EH4 5AT**

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**LOCATION**

The subjects are located on the west side of Corbiehill Road within the bustling district of Blackhall. The property is positioned to the south of the main street (B9085) and benefits from high levels of passing vehicular traffic and high footfall, leading north to the Davidsons Main district and east towards Edinburgh City Centre.

Blackhall is an affluent neighbourhood comprising a mixture of national and local commercial occupiers including a Post Office, Boots, Costa, Granger hairdressing and Mains Beauty.

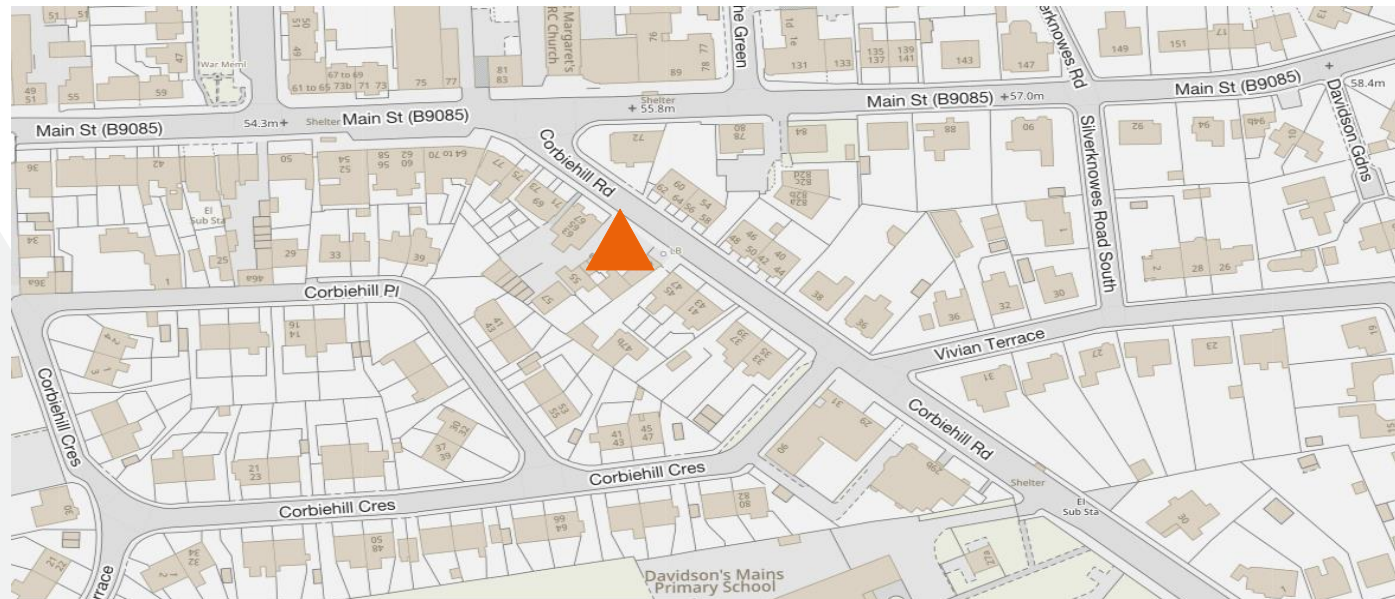
**DESCRIPTION**

The subjects comprise a prominent Hot Food Takeaway premises arranged over the ground floor of a single storey & attic brick built building. The property benefits from a large glazed frontage which allows for a wealth of natural light to fill the property.

Internally, the accommodation has a front sales and counter area, a fully fitted commercial kitchen, extensive storage and WC compartment to the rear. The property would be suitable for a variety of uses subject to obtaining necessary planning consent.

**LEASE**

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £15,000 per annum.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	41.12	443
<b>TOTAL</b>	<b>41.12</b>	<b>443</b>

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £9,500 per annum which qualifies for 100% rates relief under the Small Business Rates Relief.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

### ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### EPC

Released on application.



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