

## HOT FOOD TAKEAWAY

- > LOCATED ON NEWTONGRANGE'S MAIN COMMERCIAL THOROUGHFARE
- > FREEHOLD: OFFERS OVER £110,000
- > LEASEHOLD: OFFERS OVER £10,000 PER ANNUM
- > PREMISES EXTENDS TO 62.56 SQM (673 SQFT)
- > ARRANGED OVER GROUND & BASEMENT FLOORS
- > PROMINENT GLAZED FRONTAGE
- > BENEFITS FROM HOT FOOD TAKEAWAY CONSENT
- > QUALIFIES FOR 100% RATES RELIEF



**FOR SALE/MAY LET**

**136 MAIN STREET, NEWTONGRANGE, EH22 4PF**

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## LOCATION

Newtongrange is an established Midlothian commuter town situated just off the A7 trunk road, which is one of the primary vehicular routes connecting Midlothian with the City of Edinburgh Bypass & the Scottish Borders. The town is situated approximately 5 miles southeast of Edinburgh's city centre, ½ mile south of Dalkeith and 1 mile north of Gorebridge.

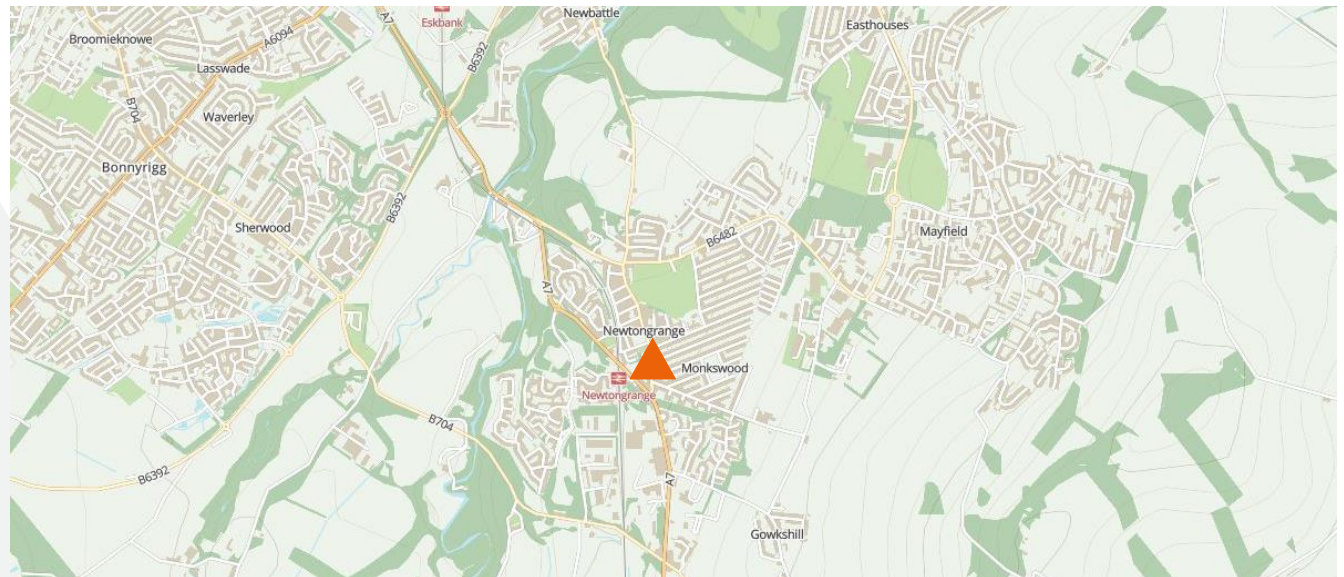
The subjects are located on the west side of Main Street between the A7 junction to the south and Firth Street to the north, within the main town centre retailing facilities of Newtongrange. Nearby occupiers include Kaya's Café, Best One convenience store, Co-Op convenience store & ALP Barbers.

## DESCRIPTION

The premises comprises a double windowed hot food takeaway premises arranged over the ground and basement floors of a two storey end terraced building. Internally the accommodation is configured as a takeaway premises comprising a front shop main sales area with tiled flooring throughout, fully fitted kitchen and storage at ground level with a fire exit to the rear. The basement, accessed via an external staircases from the rear fire exit, and comprises additional storage space and W.C. facilities.

## EPC

Released on application.



**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	52.68	567
Basement	9.88	106
<b>TOTAL</b>	<b>62.56</b>	<b>673</b>

The areas above have been calculated on a net 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 £9,400 which will allow for 100% rates relief subject to the owners/tenant's other commercial properties, if any.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

### VAT

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

### 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.

### PRICE

The subjects are being offered on a vacant freehold basis at offers over £110,000.

### LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a new lease term, incorporating regular rent reviews at an initial rent of £10,000 per annum.



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