

FOR SALE

ATTRACTIVE INVESTMENT PREMISES

Located within the heart of the
Newhaven district of Edinburgh

Offers over £115,000

Passing rent of £9,500 per annum

Attractive Net Initial Yield of 8.12%

FRI lease expiring 12 October 2029

Rare local investment opportunity in
desirable neighbourhood

Currently let to CVS (UK) LTD T/A
Batchelor Davidson & Watson
Veterinary Surgeons



WHAT 3 WORDS



124 NEWHAVEN ROAD, EDINBURGH, EH6 4BR

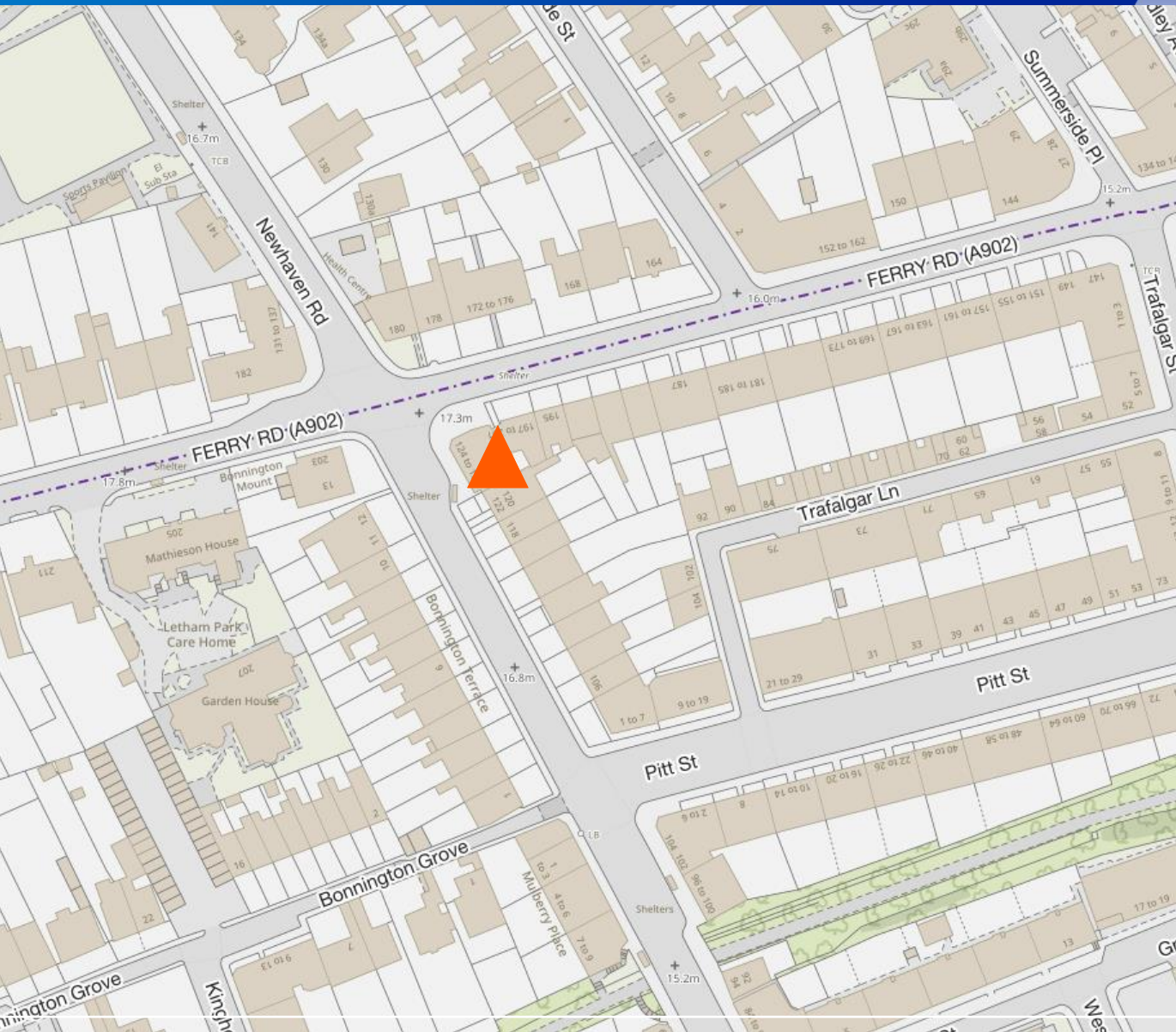
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Location

124 NEWHAVEN ROAD, EDINBURGH, EH6 4BR



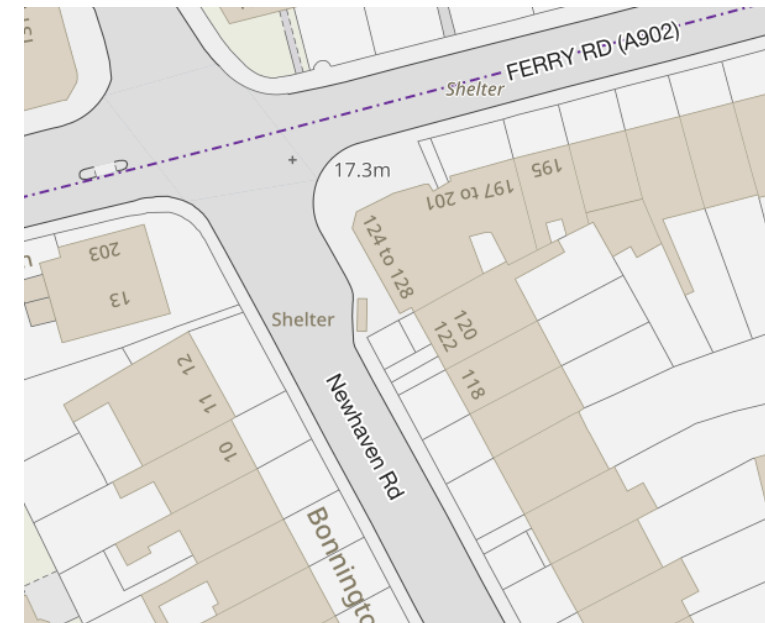
Location

The property is situated on the east side of Newhaven Road near to the junction with Ferry Road which is approximately 2.5 miles to the northeast of Edinburgh city centre.

The Newhaven district is a popular neighbourhood comprising a mix of commercial and residential occupiers with nearby commercial tenants including Wilson Ward Solicitors, Mass Barber Shop & Dogcut.

Lease

The property is currently let on an FRI basis to CVS (UK) LTD until 12 October 2029 at £9,500 per annum, payable quarterly in advance with no further rent reviews or break options. There is a Schedule of Condition attached to the lease.



Rare Local Investment
Premises



FIND ON GOOGLE MAPS



Description

124 NEWHAVEN ROAD, EDINBURGH, EH6 4BR



Description

The subjects comprise a Class 1A premises arranged over the ground & basement floors of a 3 storey traditional stone property.

Internally the property benefits from a reception area with an operation theatre and WC to the rear. There is a basement accessed via a hatch in the front half of the shop. There is a bus stop directly outside the premises making it easily accessible via public transport. Given the units configuration, it would be suitable for a variety of uses subject to the necessary consents & offers a rare local investment opportunity in a highly sought-after neighbourhood.

Accommodation

Description	m ²	ft ²
Ground Floor	48.63	523
Basement	30.75	331
TOTAL	79.38	854

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Price

Our client is seeking offers in excess of £115,000 reflecting a NIY of 8.12 %, assuming purchaser's costs of 1.75%.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £6,100.

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.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

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 owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

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



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **October 2024**