

FOR SALE



191 Great Junction Street | Edinburgh | EH6 5LQ

For Sale

Hot Food Takeaway Class 3 Consent

**Griffin
Webster**

PROPERTY CONSULTANTS

191 Great Junction Street | Edinburgh | EH6 5LQ

Location

The subjects are located within the Leith District of Scotland's capital city, Edinburgh, approximately 1.5 miles north of the City Centre upon a main arterial thoroughfare in what would be considered a mixed commercial and residential locality. More precisely the subjects are situated on the south side of Great Junction Street in close proximity to the junction with Leith Walk.

Description

The subjects comprise a ground and basement retail premises surmounted by a five storey stone built tenement building with a pitched and slated roof. The subjects benefit from a large glazed frontage and is accessed via an aluminium and glazed pedestrian entrance door.

Internally the unit comprises open plan accommodation which has been partitioned to form both a sales area and a back shop. The ground floor also benefits from a WC and kitchen facility located to the rear of the property.

The property benefits for class 3 consent and is equipped with a fully maintained extract system.

Accommodation

Ground 395.78 sq ft (36.77sq m)

Basement 344.44sqft (32.00 sqm)

PRICE

FIXED PRICE £150,000 for our client's heritable interest (freehold) within the property.

RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note the updated Rateable value as of April 2023 will be: £7,890 meaning that a tenant or owner occupier should benefit from 100% rates relief in line with the small business bonus scheme.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred within this transaction.

The purchaser will be liable for any LBTT and registration dues.

SPECIFICATION

- The subjects occupy a prominent position on Great Junction Street
- Class 3 Hot Food Takeaway granted.
- Stripped out and ready to refurbish

VAT

This property is not VAT elected.

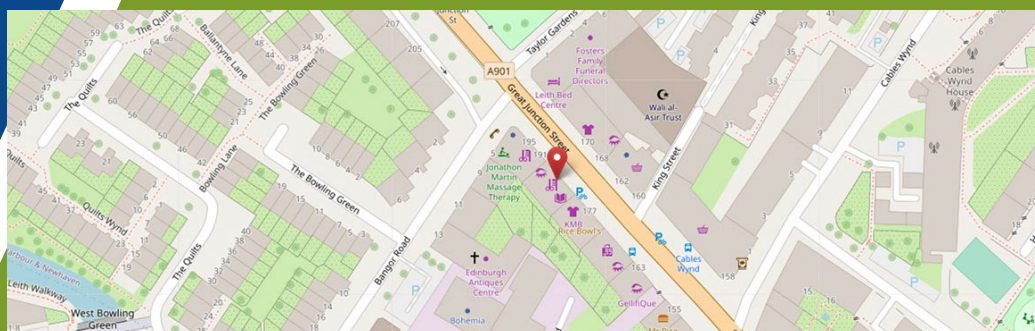
ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC)

Will be available upon request.

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.



Strictly by prior arrangement
with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk

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