

Edinburgh - 118 Gorgie Road EH11 2NR
Freehold Takeaway Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Takeaway Shop Investment



Investment Consideration:

- Purchase Price: £200,000
- Gross Initial Yield: 7.80%
- Rental Income: £15,600 p.a.
- VAT is applicable to this property
- Comprising ground floor takeaway shop with large basement
- Recently refurbished
- Potential to apply for restaurant license to significantly increase the value of the property, subject to obtaining the necessary planning consents
- Occupiers nearby include TSB Bank, amongst number of local takeaway shops, pubs, tattoo studios and utility stores



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 118 (Ground Floor)	Ground Floor: Shop 115.28 sq m (1241 sq ft) Basement: Ancillary	TRPF GORGIE EDINBURGH LTD	15 Years from 1 June 2016	£15,600	Note 1: FRI Note 2: Rent review in 2021 and 2026 Note 3: Break clause in 2021 and 2026 with minimum 6 months' notice Note 4: Deposit held of £5000
Total				£15,600	

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Property Description:

The property is arranged as a ground floor takeaway shop t/a Olive & Fig Edinburgh with ancillary accommodation in the basement. Development potential to convert into restaurant, subject to obtaining the necessary planning consents.

The property provides the following accommodation and dimensions:

Ground Floor: Takeaway Shop 115.28 sq m (1,241 sq ft)

Basement: Ancillary accommodation

Tenancy:

The property is at present let to TRPF GORGIE EDINBURGH LTD for a term of 15 years from 1st June 2016 at a current rent of £15,600 per annum and the lease contains full repairing and insuring covenants. The lease provides for rent reviews in 2021 and 2026 and tenant has option to determine in 2021 and 2026 with minimum 6 months` notice. Rent deposit is held of £5000.

Location:

Gorgie Road forms one of the main road links between the west of Edinburgh and the city centre. The property is located approximately two miles from Edinburgh city centre. Occupiers nearby include TSB Bank, amongst number of local takeaway shops, pubs, tattoo studios and utility stores.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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