

EXCEPTIONAL INVESTMENT OPPORTUNITY

CAFÉ PREMISES

Located within the heart of Edinburgh's
Fountainbridge District

Inviting offers over £170,000

Attractive Net Initial Yield of 7.20%

Passing rent of £12,500 per annum

Premises extend to 40.33 sqm
(434sqft)

Close proximity to Haymarket Train
Station and the Edinburgh Quay
Development

Rarely available investment opportunity
in one of Edinburgh's most



WHAT 3 WORDS



111 GROVE STREET, FOUNTAINBRIDGE, EH3 8AB

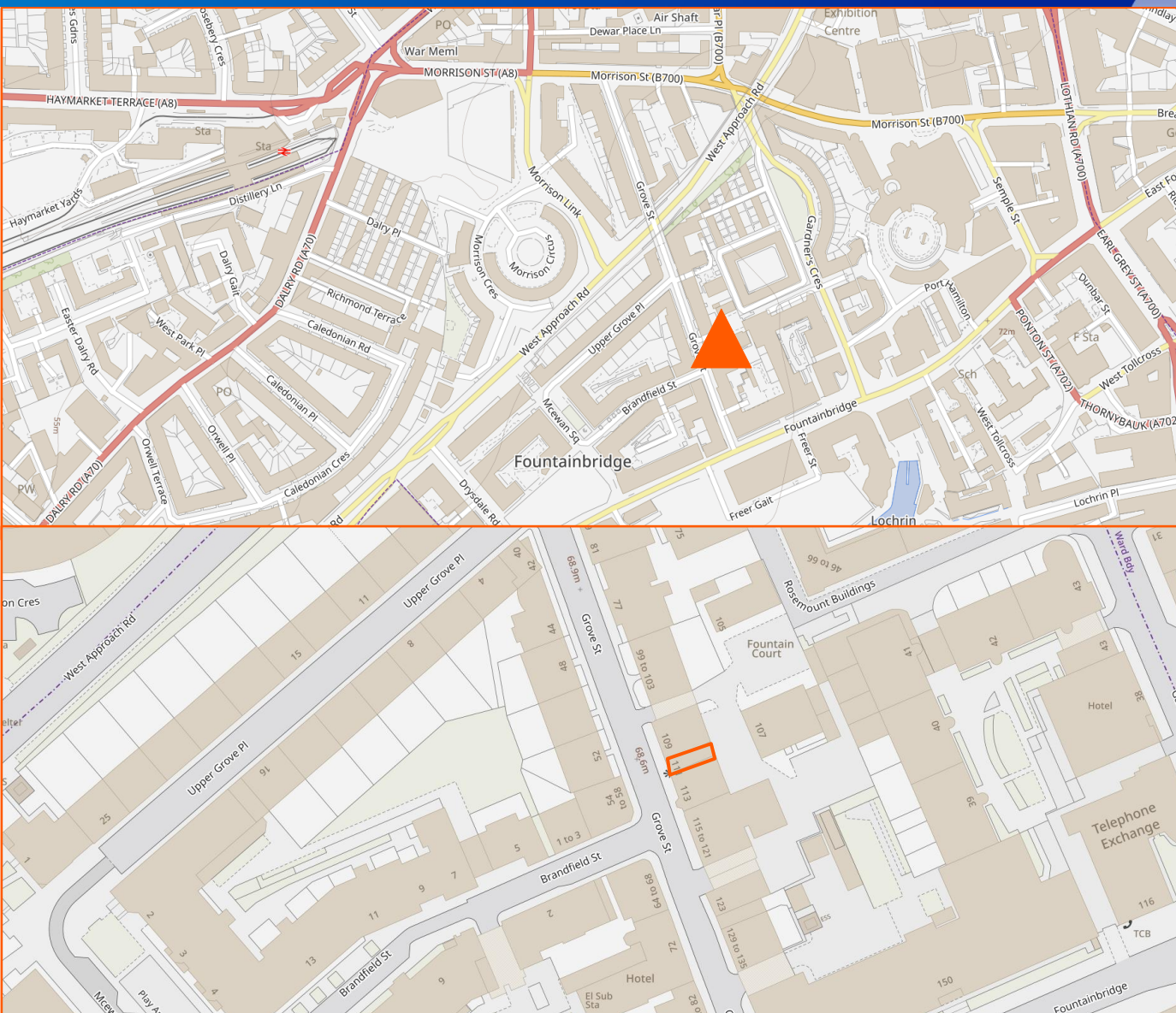
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Location

111 GROVE STREET, FOUNTAINBRIDGE, EH3 8AB



Location

The subject is located in the heart of Edinburgh's Fountainbridge district, approximately 1.5 miles south-west of Edinburgh's City Centre. Fountainbridge has recently undergone impressive redevelopment, creating a vibrant, diverse & sustainable neighbourhood. This major regeneration project includes over 450 new homes alongside a range of shops, cafes, offices, & hotel & leisure amenities, including Leamington Square, Moda Living, and Edinburgh Quay.

The property is situated on the south side of Grove Street, opposite the junction with Brandfield Street. Grove Street is conveniently located on the one-way road that links Fountainbridge to the south and Morrison Street to the north.

The premises is situated within a dense commercial and residential area comprising a mix of students, professionals and families. The nearby occupiers include Tesco, Loudons, Hank's Sandwich Bar and Maki & Ramen as well as Grove House Hotel, Moxy Hotel and Fountain Court Apartments.

**Rare Investment Opportunity in
Fountainbridge**



VIRTUAL TOUR



Description

111 GROVE STREET, FOUNTAINBRIDGE, EH3 8AB

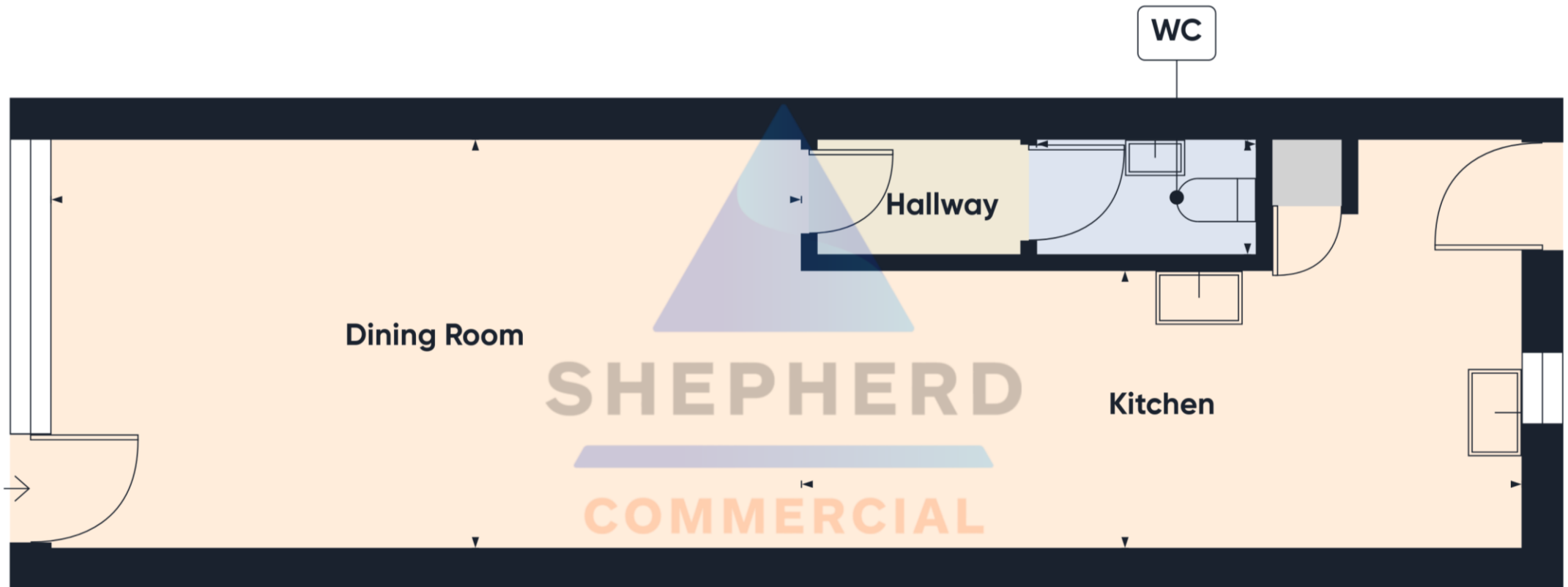


Description

The subject comprises a well-presented café premises arranged over the ground floor of a two storey and attic mid-terraced traditional building. The property benefits from Hot Food Take Away/Café consent and is currently trading as Fountain Café.

Internally, the accommodation offers a bright, open-plan café with seating area to the front accommodating circa 20 covers and kitchen and w/c facilities to the rear. The property benefits from a large glazed frontage that provides abundant natural light, creating a welcoming and pleasant space.

This listing offers an exciting opportunity to acquire a well-established, fully operational café within one of Edinburgh's most sought-after neighbourhoods.





Price

Our client is seeking offers in excess of £170,000 reflecting a NIY of 7.20% assuming purchaser's costs of 2.10%.

Rateable Value

The subject's current rateable value is £7,600, which results in a 100% rate relief, subject to tenant circumstances.

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is not elected for 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.

| FRI LEASE | |
|---------------------|-----------------------------------------------------------------------|
| Tenant | JJOM Property Services Ltd T/A Fountain Café |
| Rent per annum | £12,500 |
| Duration | 2nd May 2025 – 30th April 2035 |
| Tenant break option | N/A |
| Rent review | 1 May 2030 |
| Lease | A copy of the lease & associated documents are available upon request |

| Accommodation | SqM | SqFt |
|---------------|--------------|------------|
| Ground Floor | 40.33 | 434 |
| | | |
| Total | 40.33 | 434 |

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.

Get in Touch

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



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Hannah Barnett

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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 2025**

