

# OUTSTANDING INVESTMENT OPPORTUNITY

## CLASS 1A PREMISES FOR SALE

Located the heart of Edinburgh's New  
Town

Offers over £225,000

Attractive Net Initial Yield of 7.4 %

Passing rent of £17,000 per annum

Premises extends to 29.24sqm  
(315sqft)

Rarely available opportunity in a central  
location with extremely high levels of  
pedestrian and vehicular passing traffic

Investment opportunity in one of  
Edinburgh's highly-sought after  
neighbourhoods



WHAT 3 WORDS



46 DUNDAS STREET, EDINBURGH, EH3 6JN

CONTACT: **Emily Anderson** emily.anderson@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**  
**Hannah Barnett** hannah.barnett@shepherd.co.uk | 0131 225 1234 | **shepherd.co.uk**

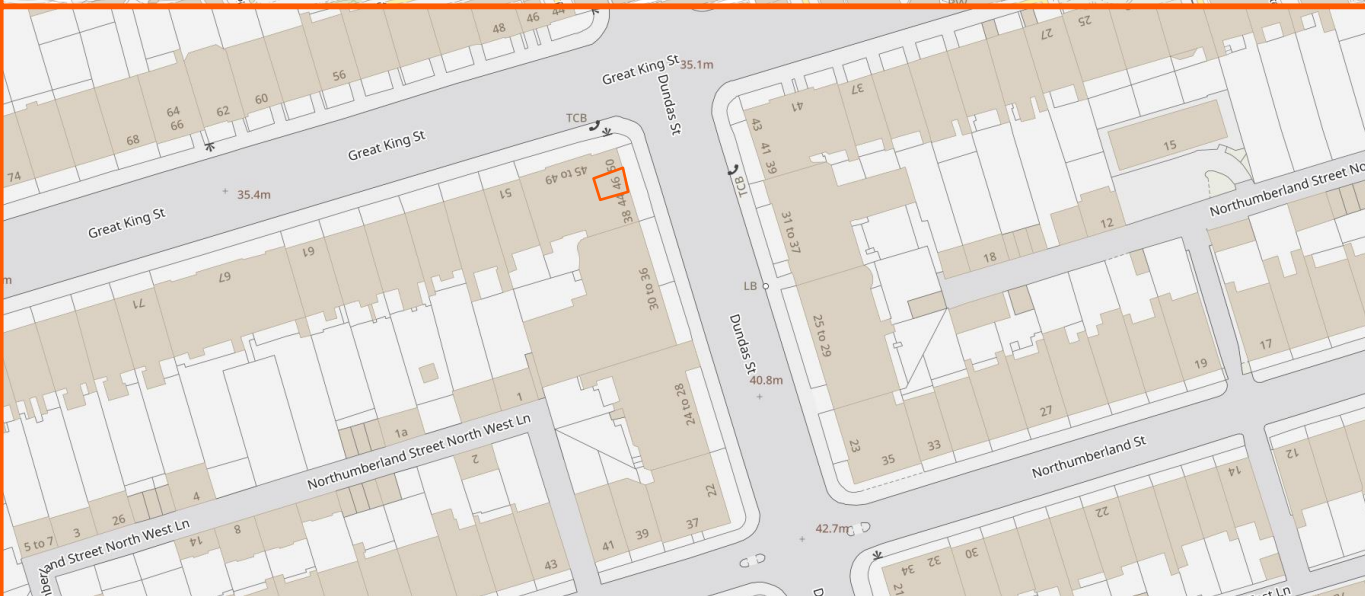
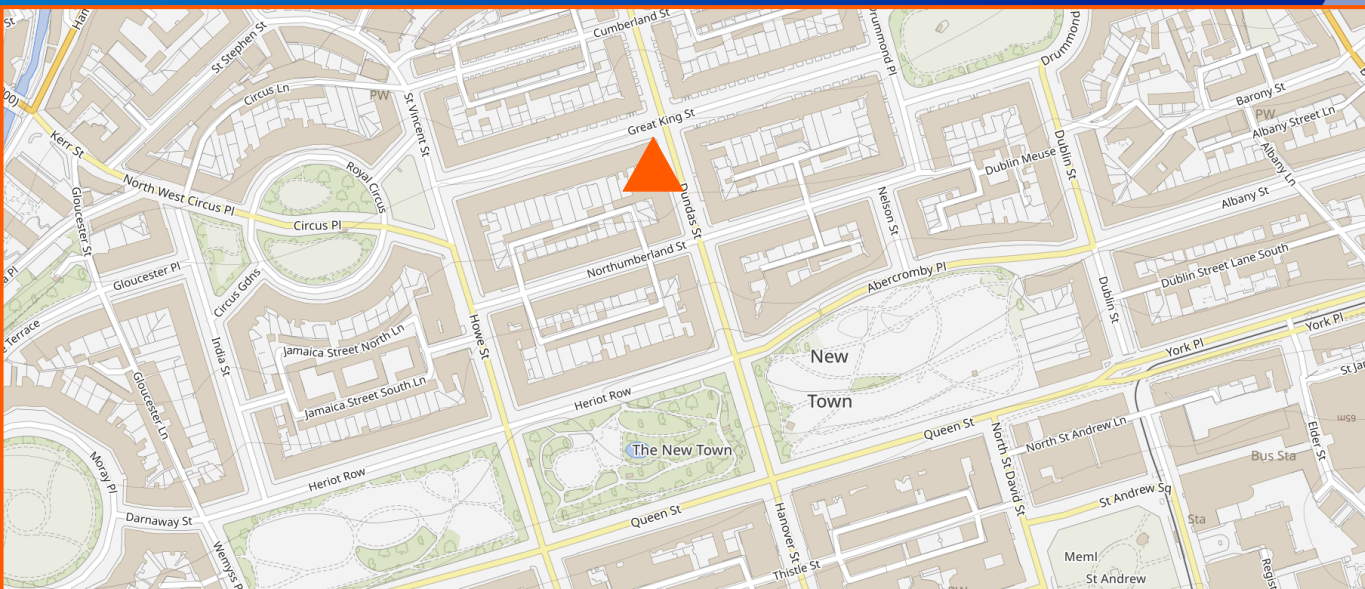






# Location

46 DUNDAS STREET, EDINBURGH, EH3 6JN



## Location

The subject is located within Edinburgh's New Town on Dundas Street, a main vehicular throughfare running north from Queen Street up towards Canonmills. Dundas Street is well-served by public transport, making it easily accessible by bus, tram or train.

More specifically, the subject premises is situated on the east side of Dundas Street, in a block bounded by Great King Street to the north and Northumberland Street to the south, within the heart of the New Town.

The New Town is a vibrant mixed-use neighbourhood, extremely popular with students, young professionals & families. Dundas Street is home to a variety of highly reputable national & a variety of boutique local occupiers, including Tesco Express, Cafen, Ripple Dental Care, and Rachel Scott Couture, each supported by high levels of vehicular passing traffic & footfall.

**Rare Investment Opportunity within the Heart of Edinburgh's New Town**



VIRTUAL TOUR



# Description

46 DUNDAS STREET, EDINBURGH, EH3 6JN



## Description

The subject comprises a Class 1A premises arranged over the ground floor of a four storey and basement mid terraced traditional Georgian tenement. The large glazed frontage provides natural light to flow through the premises.

Internally, the accommodation offers a well-presented, bright front shop & display area. Additionally, there is a tea preparation area and WC facilities to the rear of the property.

The open plan layout offers flexibility, making the premises suitable for a variety of retail, office, café or workshop uses, subject to the necessary consents.

This outstanding listing offers a rare investment opportunity one of Edinburgh's sought-after neighbourhoods.







## Price

Offers over £225,000 are invited for the freehold interest reflecting a NIY of 7.4% assuming purchasers costs of 2.75% .

## 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

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.

FRI LEASE	
Tenant	Ninety Four Ltd (t/a The Ringmakret, Edinburgh)
Rent per annum	£17,000 per annum
Duration	6 <sup>th</sup> April 2025 – 5 <sup>th</sup> April 2035
Break option	Upon 5 <sup>th</sup> anniversary of Date of Entry
Rent review	10% fixed uplift upon 5 <sup>th</sup> anniversary of Date of Entry
Lease	A copy of the lease, & associated documents are available upon request

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	29.24	315
<b>TOTAL</b>	<b>29.24</b>	<b>315</b>

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).

## Get in Touch

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



**Emily Anderson**

[Emily.anderson@shepherd.co.uk](mailto:Emily.anderson@shepherd.co.uk)



**Hannah Barnett**

[Hannah.barnett@shepherd.co.uk](mailto:Hannah.barnett@shepherd.co.uk)

**Shepherd Chartered Surveyors**

12 Atholl Crescent, Edinburgh, EH3 8HA

t: 0131 225 1234



### 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.

[shepherd.co.uk](http://shepherd.co.uk)