

VAT-FREE INVESTMENT OPPORTUNITY

HOT FOOD TAKEAWAY PREMISES FOR SALE

Located in the popular Abbeyhill
district of Edinburgh

Offers over £230,000

Attractive Net Initial Yield of 7.11%

Passing rent of £16,800 per annum

Premises extends to 71.87 sqm (774
sqft)

Prominently located on an extremely
busy thoroughfare

Rarely available investment
opportunity



WHAT 3 WORDS



3-4 LONDON ROAD, EDINBURGH, EH7 5AP

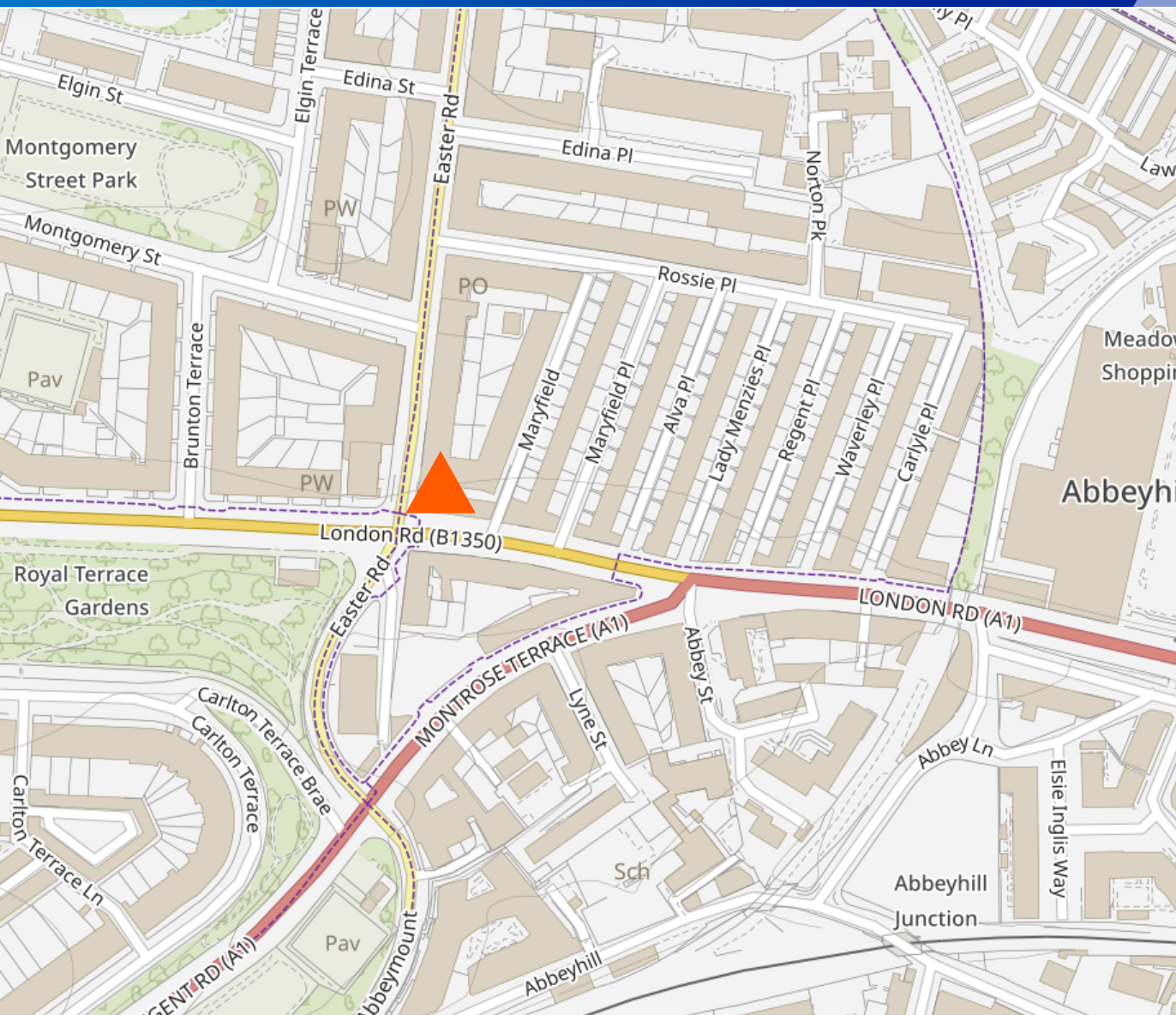
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Location

3-4 LONDON ROAD, EDINBURGH, EH7 5AP



Location

Located within the vibrant Abbeyhill district of Edinburgh, this property occupies a prominent position on the north side of London Road, close to the junction with Easter Road. The surrounding area is a well-established mixed-use location, benefitting from both strong local footfall and significant through traffic linking to the city centre and surrounding districts.

The property enjoys a high level of visibility and exposure, benefiting from large volumes of passing vehicular and pedestrian traffic. London Road forms one of the main arterial routes into Edinburgh city centre, ensuring excellent connectivity to areas including Leith Walk, Holyrood, and Meadowbank Retail Park.

The surrounding area offers a diverse mix of retail, leisure, and residential uses, including The Herringbone Bar & Restaurant, Iceland Supermarket, and A1 Kilt Hire, along with a range of independent retailers, cafés, and service providers. This blend of local and national operators contributes a vibrant community atmosphere within a popular Edinburgh neighbourhood.

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



VIRTUAL TOUR



Description

3-4 LONDON ROAD, EDINBURGH, EH7 5AP



Description

The subject comprises of a hot food takeaway premises arranged over the ground and basement floors of a four storey and basement mid terraced traditional stone-built tenement. The property benefits from an attractive double windowed frontage, allowing excellent branding opportunities & an abundance of natural light.

Currently trading as Ranga Indian Street Food, the accommodation offers a bright reception & open-plan seating area to the front of the property that leads through to the commercial kitchen & WC facilities to the rear. Additionally, there is a basement suitable for storage.

This listing offers an extremely rare hot-food takeaway investment opportunity within one of Edinburgh's most popular neighbourhoods.



Price

Offers over £230,000 are invited for the freehold interest reflecting a NIY of 7.11% assuming purchasers' costs of 2.79%.

Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £11,000.

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.

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.

LEASE	
Tenant	IAMUK LTD (t/a Ranga Indian Street Food)
Rent per annum	£16,800 per annum
Lease expiry	27 th November 2038
Rent review	10 th March 2028 & 5 yearly thereafter with 10% fixed uplifts
Lease	A copy of the lease & associated documents are available upon request

Accommodation	m ²	ft ²
Ground Floor	41.28	444
Basement	30.59	330
TOTAL	71.87	774

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:



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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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