

DM HALL

For Sale

Class 1A



188 High Street
Portobello,
Edinburgh,
EH15 1EX

64.71 SQ M
695 SQ FT

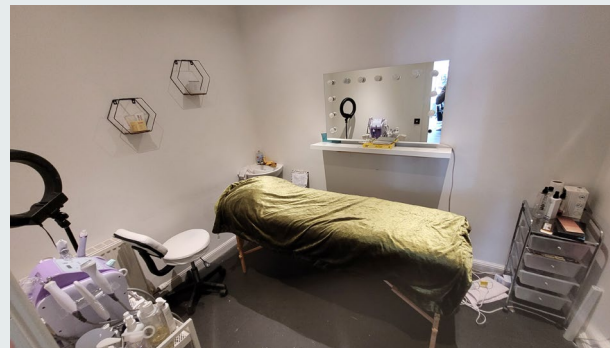
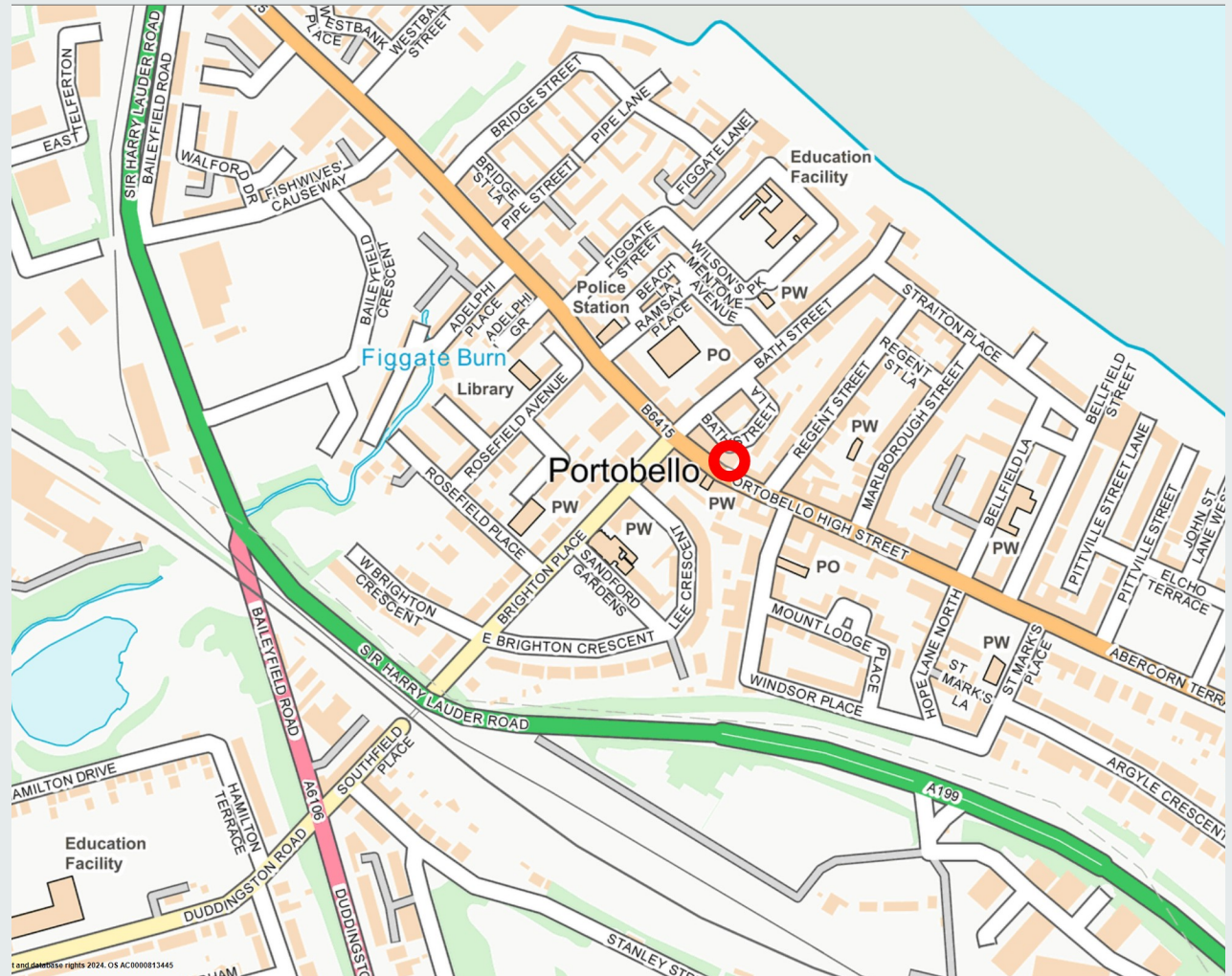
Property Details

- Attractive class 1A premises available for outright purchase
- Situated in established and affluent high street location
- Ideal for owner occupation or investment purposes
- Excellent passing pedestrian footfall and vehicular trade
- Currently present fixtures and fittings may be available to purchase for a premium price, to be discussed
- VAT free purchase
- Offers over £225,000

LOCATION:

Portobello is a popular and well established suburb located approximately 3 miles to the east of Edinburgh's City Centre. It is well known for its beach, seafront promenade, considerable array of local shops, cafes and restaurants and its historic buildings.

The subjects themselves are situated to the eastern side of Portobello High Street, approximately 60m from the crossroad junction with the western side of the High Street, Brighton Place and Bath Street. The subjects are surrounded by local and national occupiers to include Ladbrokes, Boots, Greggs, Bross Bagels and Deli 194.



Property Details

DESCRIPTION:

The subjects comprise a ground floor class 1A premises of traditional stone construction, contained as part of a larger two storey and attic premises, surmounted by a part flat roof to the front elevation, with traditional pitched and slated covering to the rear above the main building. The subjects benefit from full height timber framed and singled display windows with a recessed entrance door.

Internally, the subjects comprise an open plan class 1A premises, presently used a salon, with rear staff area/kitchenette, treatment room and W/C accommodation. The subjects have been finished and decorated to an excellent standard throughout. The subjects were noted to have a solid vinyl covered flooring with the walls differing on finish dependent upon location, with a plastered and painted ceiling that incorporate LED light fittings throughout.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Sales, staff and treatment	64.71	695

SERVICES:

We understand that the premiss benefits from gas central heating and a 3-phase electrical system.

SALE TERMS:

Our client is seeking offers over £225,000 for the outright purchase of their heritable interest.

PREMIUM:

Our client may consider premium offers for the purchase of fixtures and fittings that are presently available within the unit.



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,700 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property may be eligible for 100% rates relief.

LEGAL COSTS:

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

VAT:

We understand from our client that Vat is not applicable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

DM HALL



Regulated by
RICS



Make an enquiry

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