

Winchburgh - 10 Main Street, West Lothian EH52 6RT  
Freehold Takeaway Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Winchburgh - 10 Main Street, West Lothian EH52 6RT

## Freehold Takeaway Investment



### Investment Consideration:

- Purchase Price: £185,000
- Gross Initial Yield: 7.03%
- Rental Income: £13,000 p.a.
- VAT is NOT applicable to this property
- Comprising a ground floor takeaway shop
- Only one Chinese takeaway in town
- Located next to one of the UK's largest development plans with 3,500 new homes to be built, along with new schools, a marina and employment land in a £1 billion project.
- Occupiers nearby include Co-Op Food, Dominos, amongst number of local café/takeaways and a butcher.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 10 (Ground Floor)	Ground Floor: 64.26 sq m (692 sq ft)	Individual	20 Years from 1 February 2013	£13,000	Note 1: FRI Note 2: Rent review in 2023 and every 5th year after
<b>Total</b>				<b>£13,000</b>	



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### Property Description:

The property is arranged as a ground floor takeaway shop. The property provides the following accommodation and dimensions:

Ground Floor: 64.26 sq m (692 sq ft)

### Tenancy:

The entire property is at present let to an Individual for a term of 20 years from 1<sup>st</sup> February 2013 at a current rent of £13,000 per annum and the lease contains full repairing and insuring covenants. The lease provides for rent reviews in 2023 and every 5<sup>th</sup> year after.

### Location:

Winchburgh is a village in the Council area of West Lothian, Scotland. It is located approximately 10 miles (16 km) west of the city-centre of Edinburgh, 6 miles (9.7 km) east of Linlithgow and 3 miles (4.8 km) northeast of Broxburn. There are regular scheduled buses to and from surrounding places including Edinburgh, Linlithgow, Falkirk, South Queensferry and Broxburn. Located next to one of the UK's largest development plans with 3500 new homes to be built, along with new schools, a marina and employment land in a £1 billion project. Occupiers nearby include Co-Op Food, amongst number of local café/takeaway shops and a butcher.



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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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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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