

Edinburgh – 162 Gorgie Road EH11 2NT
Freehold Takeaway Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Takeaway Shop Investment



Investment Consideration:

- Purchase Price: £135,000
- Gross Initial Yield: 7,41%
- Rental Income: £10,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor takeaway shop
- Recently refurbished
- Total area size of 31.00 sq m (334 sq ft)
- Let until February 2035
- Predominant position in a busy retail and residential thoroughfare



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 162 (Ground Floor)	Ground Floor Takeaway 31.00 sq m (334 sq ft)	Romanof Group Ltd	15 Years from 17 December 2020	£10,000*	Note 1: FRI Note 2: Rent review in 2025 and 2030 linked to RPI Note 3: Break clause in 2025 with 3 months notice Note 4: Deposit held of £1,500 Note 5: Discounted rent in first year - £9,000 *Note 6: The vendor will top up the rent so that the buyer receives £10,000 p.a. from completion.
Total				£10,000	

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Property Description:

The property forms part of a traditional Edinburgh tenement building on a busy retail and residential thoroughfare and comprises a ground floor hot food takeaway shop. Internally the unit is configured into a generous open space to the front which is sub divided by the sales/service counter with customer serving/waiting area to the front of counter and cooking/serving area behind. The back shop provides further space for food preparation, storage freezers etc as well as the WC facilities and a good-sized storage cupboard. This unit comes fully fitted with the extraction system and all the equipment in place.

The property provides the following accommodation and dimensions:

Ground Floor Shop: 31.00 sq m (334 sq ft)



Tenancy:

The property is at present let to Romanof Group Ltd for a term of 15 years from 17th December 2020 at a current rent of £10,000* per annum and the lease contains full repairing and insuring covenants. The lease provides for rent reviews in 2025 and 2030 linked to RPI. Break clause in 2025 with minimum 3 months notice. Deposit held of £1,500. Discounted rent in the first year to £9,000 p.a. Vendor will top up the rent so that the buyer receives £10,000 p.a. from completion.

Location:

This superb unit is approximately 2 miles west of Edinburgh city centre on the north side of Gorgie Road, occupying a central location in between Wheatfield Street and McLeod Street and just around the corner from Tynecastle High School as well as Tynecastle Football stadium. Gorgie Road (A71) is a main route to and from Edinburgh for commuters. There are regular public transport links to the city centre and transport hubs such as Haymarket Station and Murrayfield Tram stop. Edinburgh city centre is within a 10-12 minute walk and Fountain Park which houses a cinema, restaurants, a bowling arcade and a casino is a 5-10 minute walk away.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

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Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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