CAFÉ / RESTAURANT

LOCATED IN THE HEART OF MARCHMONT

OFFERS OVER £32,500 PER ANNUM

PROMINENT FRONTAGE ON VIBRANT SECONDARY RETAIL PARADE

HIGH LEVELS OF PEDESTRIAN & VEHICULAR PASSING TRAFFIC

ARRANGED OVER GROUND AND BASEMENT FLOORS

FULL EXTRACTION DUCTING SYSTEM

EXTENSIVE FRONTAGE FOR EXCELLENT BRANDING OPPORTUNITIES

RARELY AVAILABLE CLASS 3 PREMISES IN HIGHLY SOUGHT-AFTER NEIGHBOURHOOD SCHOOL BOYS & STUDENTS

HAIRCI

FURIONS BIR

WELCOME

TO LET

2-6 SPOTTISWOODE ROAD, EDINBURGH, EH9 1BQ

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 <u>www.shepherd.co.uk</u> Hannah Barnett, hannah.barnett@shepherd.co.uk 0131 224 1234 <u>www.shepherd.co.uk</u>



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LOCATION

The property is prominently positioned on the north side of Spottiswoode Road in a block bounded by Marchmont Road to the east and Arden Street to the west within the highly sought-after Marchmont district of Edinburgh. Marchmont is located one mile south from the old town, a vibrant neighbourhood, in close proximity to the Meadows. The subjects are embedded in a dominant student area and surrounded by many reputable commercial occupiers including Sainsbury's Local, Café Artista & Save the Date Collective. Additionally, the subjects benefit from on street parking within the vicinity.

DESCRIPTION

The property comprises a prominent Class 3 premises arranged over the ground and basement floors of a traditional four storey stone built tenement. The premises benefit from an attractive glazed frontage allowing for excellent branding opportunities & an abundance of natural light that creates an extremely pleasant environment.

Internally, the accommodation is finished to a high standard throughout benefitting from a large open plan seating area, serving area, commercial kitchen and customer & staff WC facilities. The basement floor, which is accessed by a staircase, with separate access from Spottiswoode Road comprises excessive storage space and a staff area.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of $\pm 32,500$ per annum.



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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Emily Anderson <u>emily.anderson@shepherd.co.uk</u> & Hannah Barnett <u>hannah.barnett@shepherd.co.uk</u>





J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lesses, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

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| ACCOMMODATION | SqM | SqFt |
|---------------|--------|-------|
| Ground Floor | 126.07 | 1,357 |
| Basement | 100.15 | 1,078 |
| TOTAL | 226.22 | 2,435 |

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of \pounds 34,000 which will result in net annual rates payable of \pounds 16,932.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 6 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

Released on application.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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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