

TO LET

126 Easter Road
Edinburgh EH7 5RJ

- ▶ Partially fitted licenced restaurant
- ▶ Prominent unit with extensive frontage
- ▶ Extends to 3,204 sq ft
- ▶ Rent £35,000 per annum



LOCATION

Edinburgh is Scotland's capital city situated on the banks of the Firth of Forth within Midlothian, located approximately 60 miles to the south of Dundee and approximately 50 miles to the east of Glasgow.

The subjects are located on the East side of Easter Road in the blocks bounded by Edina Place to the south and Bothwell Street to the north. Easter Road forms the major thoroughfare from London Road to Leith, running parallel with Leith Walk to the west. The subject unit lies approximately 1.4 miles from Edinburgh City Centre.

Easter Road is a well-established secondary retailing location with occupiers in close proximity including **Scotmid, Bayne's the Family Bakers, Greggs** and **The Mash Tun Tavern**.

ACCOMMODATION

The unit is arranged over ground floor and basement and extends to the following approximate gross internal areas:

GROUND	1,799 SQ FT	167.2 SQ M
BASEMENT	1,405 SQ FT	130.5 SQ M
TOTAL	3,204 SQ FT	297.7 SQ M

PLANNING

The subjects currently benefit from full Class 3 Consent and can therefore be used for Restaurant/takeaway use. However, other uses (subject to planning) will be considered.

LEASE

The subject is available on the basis of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Offers in excess of **£35,000 per annum** exclusive are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£22,200**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£11,056**.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC report can be provided on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

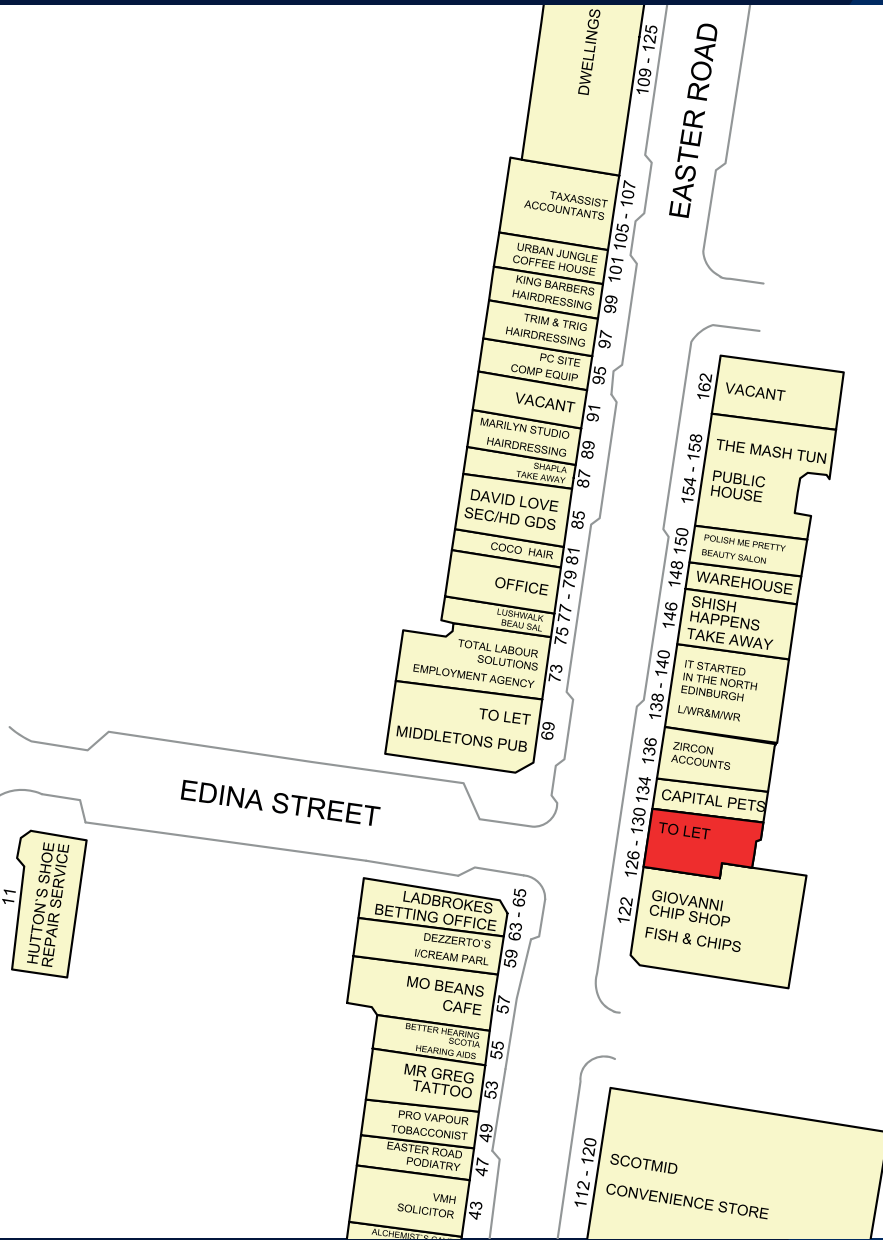
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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GET IN TOUCH



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