



162 Gorgie Road

Edinburgh EH11 2NT, 162 Gorgie Road, EH11 2NT

Investment Consideration:
Purchase Price: £135,000
Gross Initial Yield: 7,41%
Rental Income: £10,000 p.a.

334 sq ft
(31.03 sq m)

- The property comprises a ground floor takeaway shop
- VAT is NOT applicable to this property
- Predominant position in a busy retail and residential thoroughfare
- Recently refurbished

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Summary

Available Size	334 sq ft
Price	£135,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

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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

Property Description:

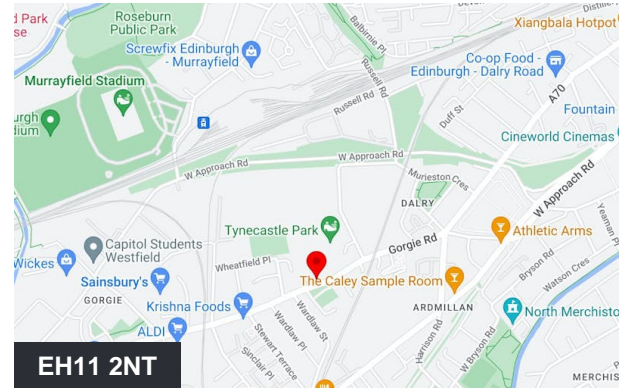
The property forms part of a traditional Edinburgh tenement building on a busy retail and residential thoroughfare and comprises a ground floor hot food takeaway shop. Internally the unit is configured into a generous open space to the front which is sub divided by the sales/service counter with customer 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:

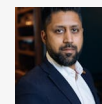
Ground Floor Shop: 31.00 sq m (334 sq ft)

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.



Viewing & Further Information



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