ORINSEN

FOR SPACES THAT WORK

RARE HOT FOOD CONSENT UNIT — TO LET

100 NEWHAVEN ROAD

EDINBURGH EH6 4BS

RENT	FLOOR AREA	TENURE
£17,000 pa	**950 sq ft**	**To Let**
Offers Over · VAT Free	88.27 sqm · Two Floors	New FRI Lease

0131 374 1111

*Cover photograph has been digitally enhanced for marketing purposes.

LOCATION

The property occupies a prominent position on Newhaven Road, an established arterial route through the residential district to the north of Leith, connecting Ferry Road with the Newhaven and Western Harbour waterfront.

The surrounding area is densely populated and generates consistent local footfall throughout the day. The ongoing regeneration of Leith and the tram extension to Newhaven continue to strengthen the location and its appeal to occupiers.

DESCRIPTION

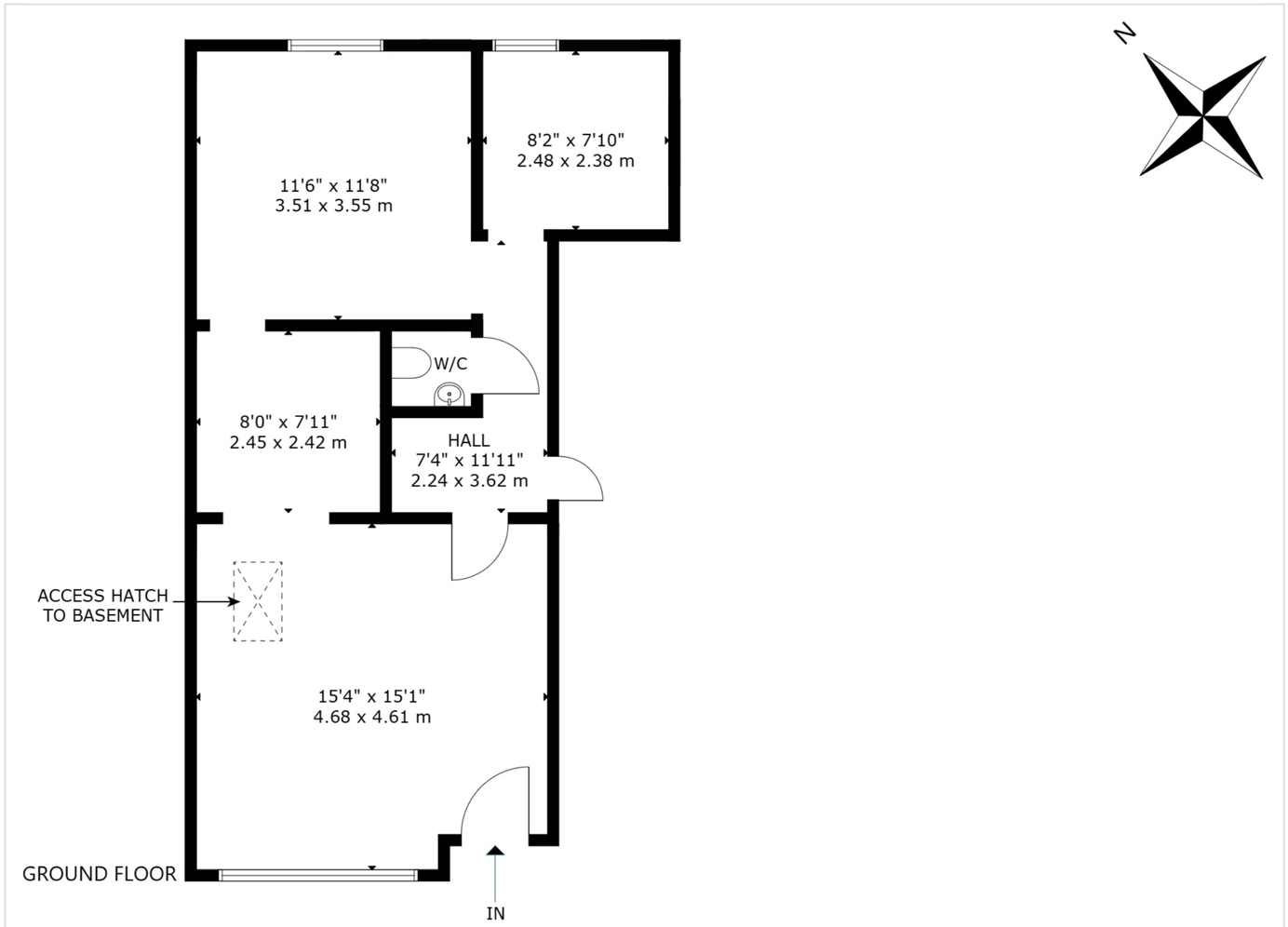
The subjects comprise a commercial unit arranged over ground floor and basement within an established Leith parade, with a traditional glazed frontage and direct street-level access onto Newhaven Road. Internally, the unit also enjoys access to the communal corridor and the rear communal garden, with the two rear-most rooms benefiting from large opening windows that provide excellent natural daylight and an attractive outlook over the garden.

The landlord intends to carry out a comprehensive refurbishment of the unit. The premises benefit from a rare sui generis hot food takeaway consent and would suit a hot food operator, café or restaurant.

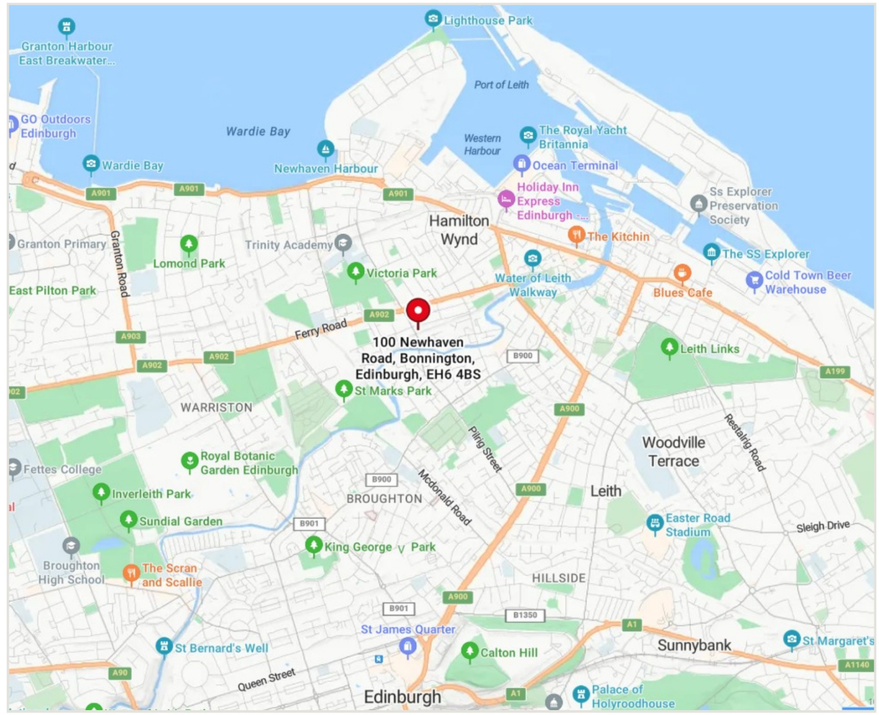
FURTHER INFORMATION

ACCOMMODATION	The premises comprise the following approximate net internal areas: - Ground Floor 535 sq ft (49.72 sqm) - Basement 415 sq ft (38.55 sqm) - **Total 950 sq ft (88.27 sqm)**
LEASE	New full repairing and insuring (FRI) lease for a term to be agreed.
REFURBISHMENT	The landlord intends to carry out a comprehensive refurbishment of the unit to a white box specification.
RENT	Offers over £17,000 per annum. VAT is not applicable to this property.
PLANNING	Rare sui generis hot food takeaway consent — Café / restaurant (Class 3) use is likely achievable subject to the appropriate application.
EPC	An EPC report is available on request.
RATING	Rateable Value £13,500 · UBR (2026/27) £0.481 · Rates payable **c. £6,494 pa**. The RV falls just above the threshold for 100% relief; an incoming occupier may qualify for partial Small Business Bonus relief.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

FLOORPLAN



LOCATION PLAN



VIEWING

Strictly by appointment through the sole agents.



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