

DM HALL

For Sale

Hot Food
Takeaway

100 Newhaven
Road,
Edinburgh
EH6 4BS



91.32 SQ M
983 SQ FT

Property Details

- Rarely available Hot Food Takeaway Available to purchase
- Requires refurbishment
- High level of passing vehicular traffic
- Located in a high-density residential catchment
- Offers over £100,000 Excl of VAT

LOCATION:

The property is situated on Newhaven Road, a well-established and busy arterial route in the north of Edinburgh, linking the city centre with the popular coastal districts of Newhaven, Trinity, and Leith. The surrounding area comprises a strong mix of residential neighbourhoods and local amenities, with a variety of independent retailers, cafés, and service providers nearby.

The location benefits from excellent public transport links, with regular bus services providing direct access to Edinburgh city centre and surrounding districts. The property is also conveniently positioned for access to the A902 and wider road network, facilitating ease of travel across the city and beyond.

DESCRIPTION:

The subjects comprise a ground floor and basement unit, situated within a traditional stone built tenement property. The property is configured with an open plan customer area leading to a kitchen, store area and W/C facilities. The basement is accessed via a hatch in towards front of the premises. The subjects are basic in nature and will likely require a full refurbishment.



Property Details

ACCOMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

Floor	Sq m	Sq ft
Total	91.32	983

SALE TERMS

Our client is seeking clean offers over £100,000 (Excl VAT) for the outright purchase of their heritable interest (Scottish equivalent of Freehold).

NON-DOMESTIC RATES:

The property has a rateable value of £13,500. Occupiers may benefit from Small Business bonus scheme rates relief, subject to application.

EPC:

The subjects have an EPC rating of C. A copy of the certificate will be provided upon completion of construction.

OFFERS:

All offers should be sent to the sole selling Agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.



VAT:

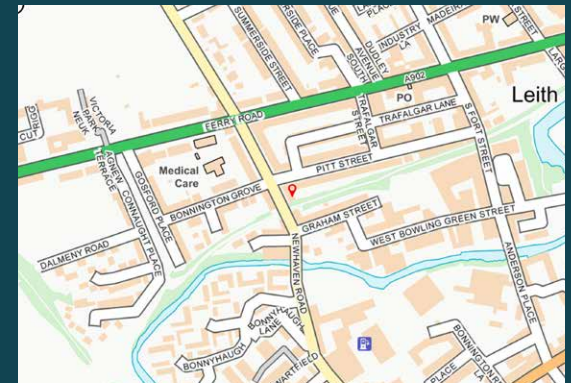
All prices quoted are exclusive of VAT which we understand is not chargeable on the sale price.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents: -

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors