

The logo for DM HALL, featuring the text "DM HALL" in a bold, white, sans-serif font. The letter "A" is stylized with a yellow triangle pointing upwards, integrated into its structure. The logo is set against a dark blue background.

# To Let

## Hot Food Takeaway Premises

**28 Warrender Park  
Road, Edinburgh,  
EH9 1JG**



**66.98 sq m  
(720.97 sq ft)**

- Unique opportunity to occupy rarely available hot food takeaway premises
- Situated in Edinburgh's desirable, established and affluent Marchmont district
- Premises in move-in condition and benefits from full stainless steel commercial extraction
- Excellent residential catchment area with high levels of passing pedestrian footfall and vehicular trade
- NIA of 66.98 SQ M (720 SQ FT)
- Rental offers over £16,800 per annum (exc. of VAT)

## LOCATION

Marchmont is a highly established district located to the south of Edinburgh's City Centre, in close proximity to the famous Meadows as well as nearby suburbs of Bruntsfield, Morningside and The Grange.

The subjects themselves are located on the southside of Warrender Park Road, at the junction where Warrender Park meets Roseneath Street, Roseneath Place and Marchmont Crescent.





DESCRIPTION

The subjects comprise a hot food takeaway premises situated over the ground and basement floors of a traditional 4 storey stone built building, surmounted by what we assume to be a pitched and slated roof.

Internally, the subjects are laid out to provide open plan sales/serving space to the front with room for seating/covers if required, with a commercial kitchen with stainless steel extraction system located to the rear.

A set of stairs within the middle of the premises leads to the basement level, where excellent storage, food-prep space and a W/C compartment is found.

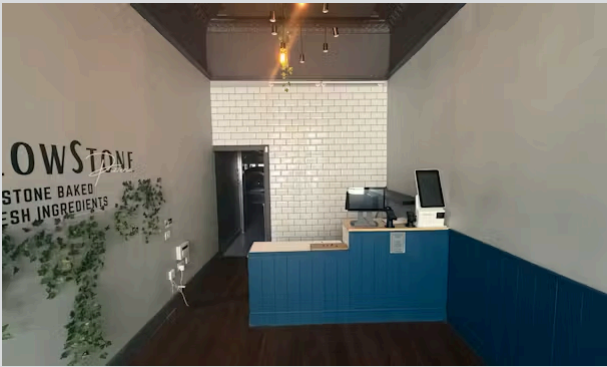
FLOOR AREA

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

| Floor/Unit | Description             | Size       | sq ft  | sq m  |
|------------|-------------------------|------------|--------|-------|
| Ground     | Sales, serving, kitchen | 36.95 sq m | 397.73 | 36.95 |
| Basement   | Storage, food-prep, W/C | 30.03 sq m | 323.24 | 30.03 |
| Total      |                         |            | 720.97 | 66.98 |

LEASE TERMS

We are seeking offers over £16,800 per annum (exc. of VAT) on a new Full Repairing and Insuring lease, for a period to be agreed.



## SERVICES

We understand the premises to have mains gas, electricity, water and sewage.

## EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

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

## VAT

All prices quoted are exclusive of VAT which may be chargeable

## NON-DOMESTIC RATES

Rates Payable: The premises has a rateable value of £11,800. This means that some occupiers may benefit from 100% business rates relief in line with the Scottish Small Business Bonus Scheme.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

## ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**



# Make an enquiry

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