

FOR SALE - INVESTMENT

185 LEITH WALK

EDINBURGH, EH6 8NX



KEY HIGHLIGHTS

- 703 sq ft
- Highly prominent corner pitch with extensive return frontage
- Let for 20 years from May 2025 subject to a mutual break on 10th anniversary
- Offers over £265,000 = NIY 7.18% after purchasers costs
- Very well-fitted cafe premises
- Let to 2 x individuals t/a Toast on FRI terms, this is their third site in Edinburgh after success of first venue launched in 2017
- Passing rent of £19,500 pa subject to 4 yearly reviews

SUMMARY

Available Size	703 sq ft
Price	Offers in excess of £265,000 A purchase at this level reflects a NIY of 7.18% after purchasers costs.
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Exceptionally well-fitted corner cafe premises with extensive glazed return frontage.

Internally the property has been fitted out to a very high standard providing open-plan seating and serving area to the front complete with kitchen / bakery and WCs to the rear.

LOCATION

The subjects command a highly prominent corner position on the east side of Leith Walk at its corner with Smiths' Place.

Leith Walk is a busy main arterial route connecting the city centre with the port of Leith.

On-street parking is provided on the surrounding streets whilst regular tram and bus services operate on Leith Walk itself.

Neighbouring occupiers include Urban Jungle Brunch Room, Scotmid Co-op, Millers Flooring, Majestic Wine, Subway, Ladbrokes and Organico Cafe / Pizzeria.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	703	65.31	Available
Total	703	65.31	

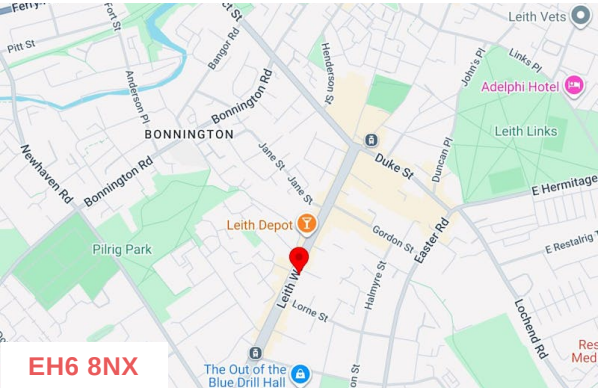
TERMS

The subjects are let to 2 x private individuals t/a Toast, established in 2017 and currently operate from their original store on Shore Walk, Leith and Warrander Park Rd, Marchmont.

Let on FRI terms for 20 years from May 2025, subject to a mutual break option on 10th anniversary.

Passing rent of £19,500 per annum subject to 4 yearly upwards only reviews to the greater of the open-market or existing rent plus £1,000 per annum.

A rental deposit equating to 3 months rent is held for the duration of the lease.



VIEWING & FURTHER INFORMATION

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