

# FOR SALE

## RETAIL INVESTMENT OPPORTUNITY

16 BUCKSTONE TERRACE, EDINBURGH, EH10 6PZ

- PROMINENT UNIT ON MAIN ARTERIAL ROUTE
- GROUND & BASEMENT CAFE EXTENDING TO 888 SQ FT
- LET ON FRI TERMS TO 31 DECEMBER 2029
- CURRENT ANNUAL RENT £12,750 (ZONE A £25.86 PSF)
- QUALIFIES FOR 100% RATES RELIEF
- NO VAT ON PRICE

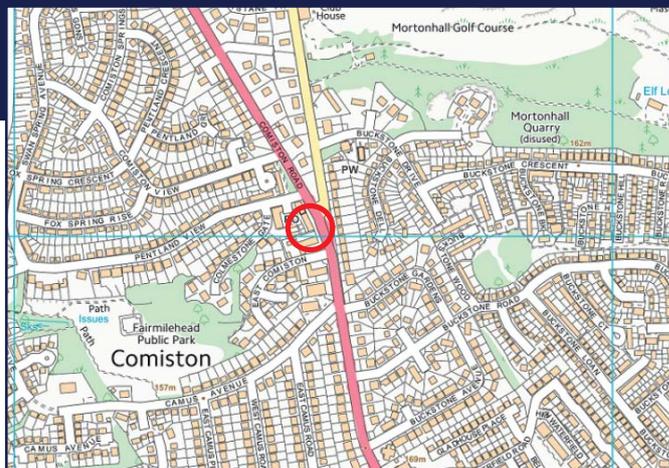
**OFFERS OVER £160,000 (7.81% NIY)**



## LOCATION

The subjects are situated on the west side of Buckstone Terrace close to the junction with Braid Road. The Braids/Fairmilehead area is a popular residential location lying approximately 4 miles to the south of the city centre. The area has seen a number of new developments in the last few years. Buckstone Terrace forms part of Comiston Road/A702 one of the main arterial routes on the south side of the city.

Buckstone Terrace has a diversity of retail occupiers including Boots, Smarter Pets, Allingham & Co. Porcelanosa and Breadstix Bakers.



## DESCRIPTION

The subjects comprise a double windowed shop unit with recessed entrance arranged over ground and basement floors of a two storey and basement end terraced building. Internally, the accommodation comprises a rectangularly shaped front sales/cafe area with rear wc accommodation. The basement provides a further retail area together with 2 wc's and kitchen.

## ACCOMMODATION

The property has the following net internal area:

Ground Floor	43.20 sq m	465 sq ft
Basement	39.30 sq m	423 sq ft
Total	82.50 sq m	888 sq ft
ITZA	45.80 sq m	493 sq ft



## RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £12,700. The property will potentially qualify for 100% Small Business Bonus relief, therefore making it more attractive to occupy.

## TENANCY

The property is let to G. Borghese on full repairing and insuring terms expiring 31st December 2029. The current annual rent is £12,750 which is equivalent to a Zone A rate of £25.86 per sq ft. The Lease allows for 5-yearly rent reviews with the next rent review on 1st January 2020. In addition, there is a £3,187.50 deposit agreement with the tenant.

## TENURE

The property is held on Heritable title, equivalent to English Freehold.

## PROPOSAL

We are instructed to seek offers over **£160,000 (ONE HUNDRED AND SIXTY THOUSAND POUNDS STERLING)** for the benefit of our client's Heritable interest, subject to and with the benefit of the existing lease agreement. This reflects a net initial yield of 7.81% assuming standard purchaser's costs.

## LEGAL COSTS

Each party will be responsible for their own legal costs involved in the transaction.



## FURTHER INFORMATION

For further information please contact:

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