



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

Lease Disposal

£16,800 Per Annum

Premium £40,000

3-4 London Road, Edinburgh EH7 5AP

Class 3 - Hot Food Take Away

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Location

The subjects occupy a prime position on London Road, just moments from the junction with Maryfield and Easter Road—one of Edinburgh's most vibrant and well-connected commercial corridors. Situated within a busy parade of prominent street-front units, the location benefits from a strong blend of established local traders and national destinations, including A1 Kilt Hire, The hugely popular Maria's Kitchen, Folkvangr Tattoo, Herringbone, and the Meadowbank Retail Park. This is an area exceptionally well served by frequent and reliable tram and bus links, offering effortless access across the city. Major connecting routes such as Leith Walk, Easter Road and the Royal Mile lie close by, ensuring the property sits at the heart of a thriving, easily accessible district with excellent footfall and visibility.

Description

The property forms part of an attractive Victorian terraced row and benefits from direct main-door access into a beautifully presented ground-floor frontage. A wooden staircase leads down to the basement level, providing practical additional space. Currently fitted out as an Indian-style takeaway, the unit enjoys strong street presence, excellent signage opportunities, and a layout that naturally supports both takeaway and casual sit-in trade.

The front-of-house area has been very tastefully decorated, creating a warm and inviting atmosphere for customers. This generous space accommodates a well-designed waiting/serving zone along with several tables and chairs for those wishing to dine on site offering a valuable dual setup rarely available in this location.

To the rear, the fully fitted kitchen—accessed via a double swing door—is arranged to suit the current operator but offers the flexibility to support a wide range of cuisines with minimal adaptation.

The basement level provides a highly usable ancillary area, complete with practical shelving for storage and housing a recently installed combi boiler, making it ideal for stock management and operational efficiency.

Accommodation

According to our recent measurement survey, the subjects comprise of the following approximate net internal area:

Ground and Basement floors:
Total 73 Sq m 786 Sq ft)

Rent

The rent is £16,800 per annum, on full repairing and insuring terms. There are approximately 13 years remaining.

EPC

The Energy Performance Certificate rating is D

Utilities

The property is served by mains gas, electricity and water.

Rent / Sale price

The rent is £16,800 per annum, on full repairing and insuring (FRI) lease terms. There are approximately 13 years remaining.

Premium

Our client is looking for a premium of £40,000 for the leasehold, fixtures and fittings.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £15,400. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



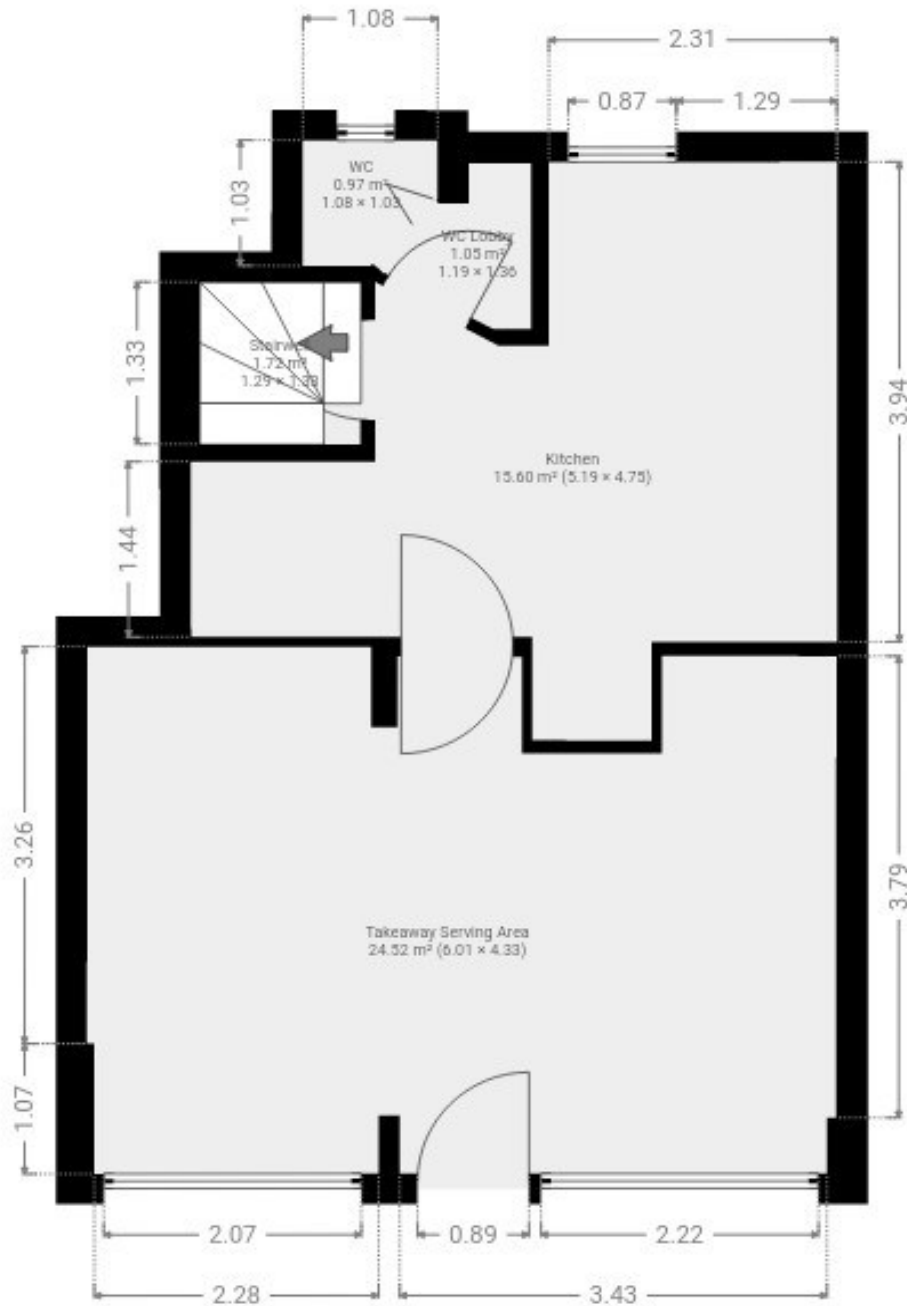
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