

EXCEPTIONAL INVESTMENT FOR SALE

HOT FOOD TAKE AWAY PREMISES

Located within the heart of Edinburgh's
Bruntsfield district

Inviting offers over £275,000

Attractive Net Initial Yield of 6.70%

Passing rent of £19,000 per annum

Premises extend to 71.43 sqm
(769sqft)

Extremely high levels of vehicular and
pedestrian passing trade

Rarely available investment opportunity in
one of
Edinburgh's highly-sought after
neighbourhoods



WHAT 3 WORDS



179 BRUNTSFIELD PLACE, EDINBURGH, EH10 4DG

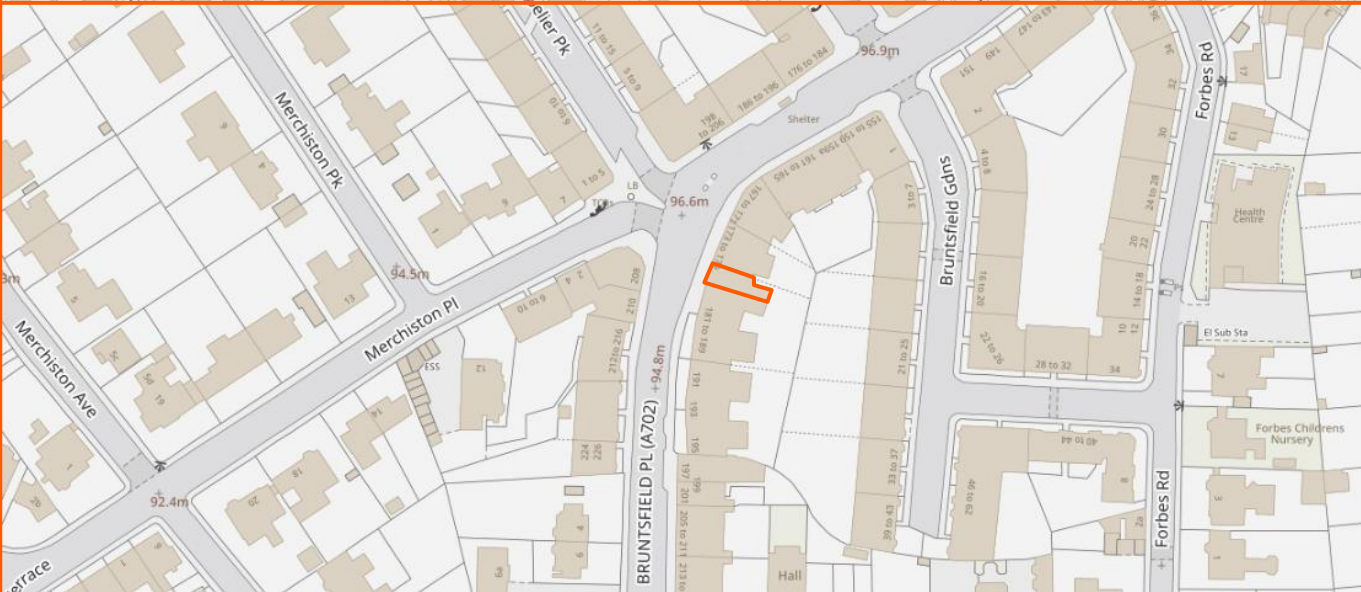
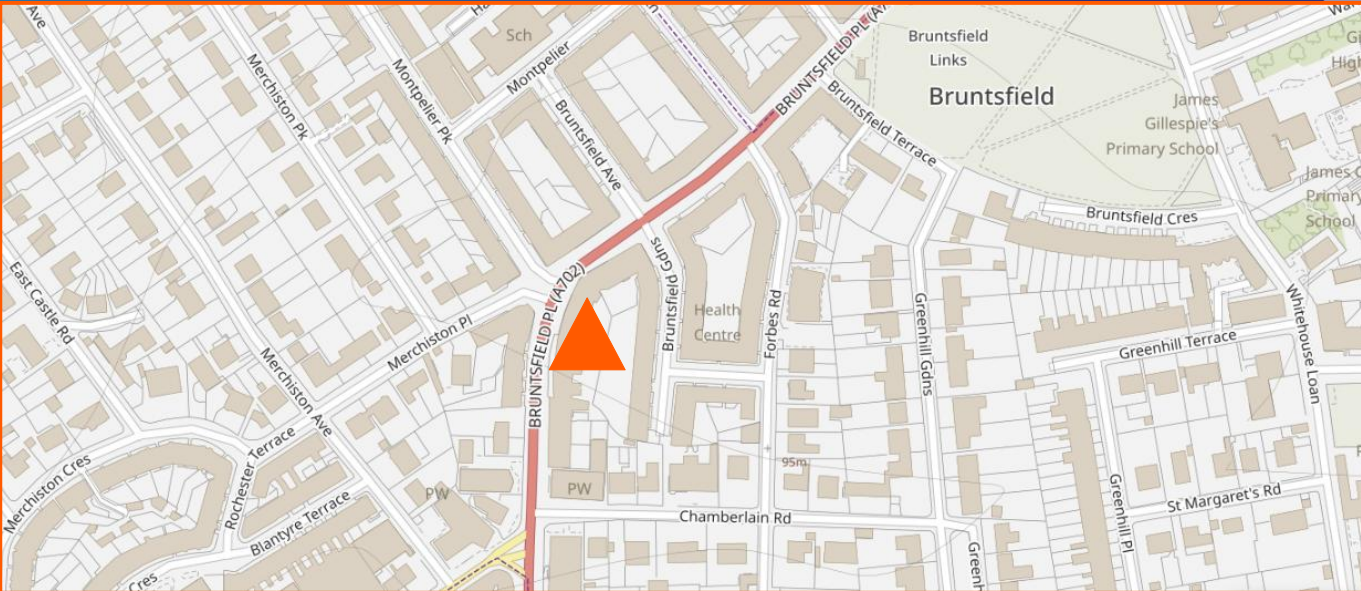
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Location

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Location

The premises is prominently positioned on the east side of Bruntsfield Place with Chamberlain Road to the south, within the affluent Bruntsfield district of Edinburgh. Bruntsfield Place is situated approximately 1.5 miles southwest of Edinburgh's city centre and forms part of a busy vehicular route carrying large volumes of traffic in & out of the city.

The premises is situated within the heart of Bruntsfield on an extremely well-established secondary retail parade, home to a mix of both reputable local tenants & recognised national occupiers. There is a wealth of established and reputable retail, restaurant, café & professional service businesses in close proximity, including Black Sheep Coffee, Sainsbury's Local, Montpeliers and Project Coffee.

Bruntsfield is an extremely popular residential neighbourhood with students, young professionals & families, & as such is an extremely desirable location both residentially and commercially. The subjects are easily accessible with excellent transport links, including numerous Lothian Bus routes offering a rare opportunity in one of Edinburgh's most sought-after neighbourhoods.

**Rare Investment Opportunity in
Edinburgh's Bruntsfield District**

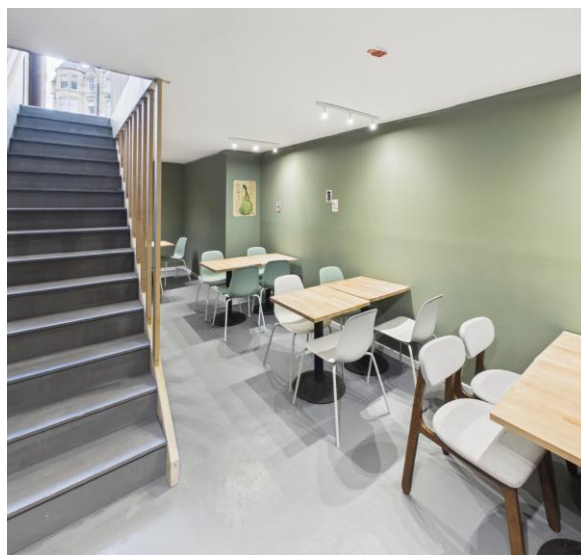


VIRTUAL TOUR



Description

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The subject comprises an extremely well-presented hot food take-away premises arranged over the ground & basement floors of a five storey and attic mid-terraced traditional building. The property benefits from Hot Food Take Away consent and is currently trading as Aki.

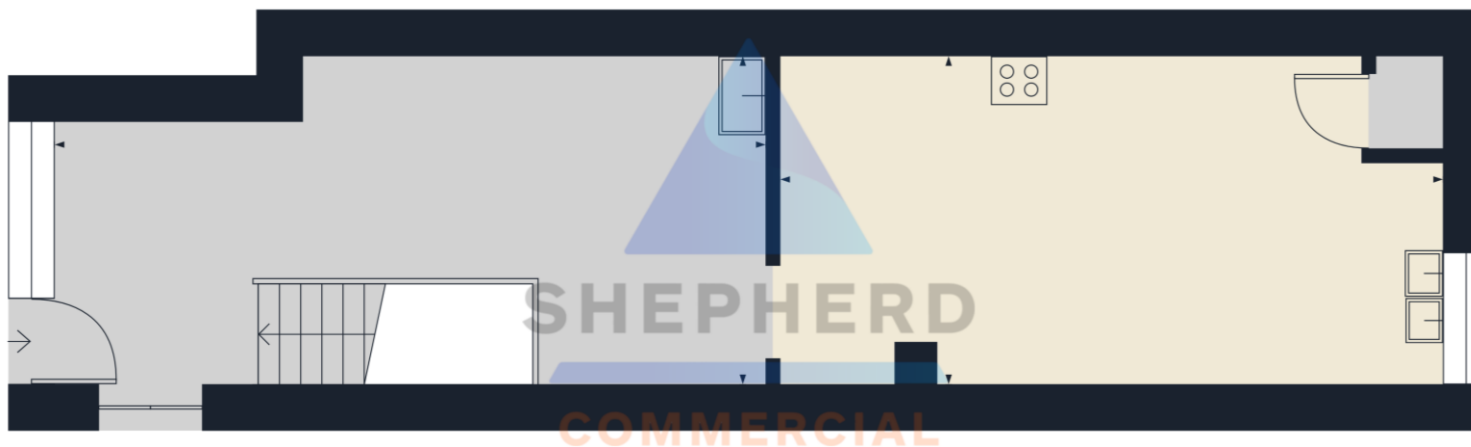
Internally, the accommodation offers a bright, open-plan, recently refurbished space with a seating area to the front & fully fitted commercial kitchen to the rear. The property benefits from a large glazed frontage that provides abundant natural light, creating a welcoming and pleasant space. The basement provides additional seating, storage and WC facilities.

This listing offers an exciting opportunity to acquire an affordable investment within one of Edinburgh's most sought-after neighbourhoods and most desirable retail parades.

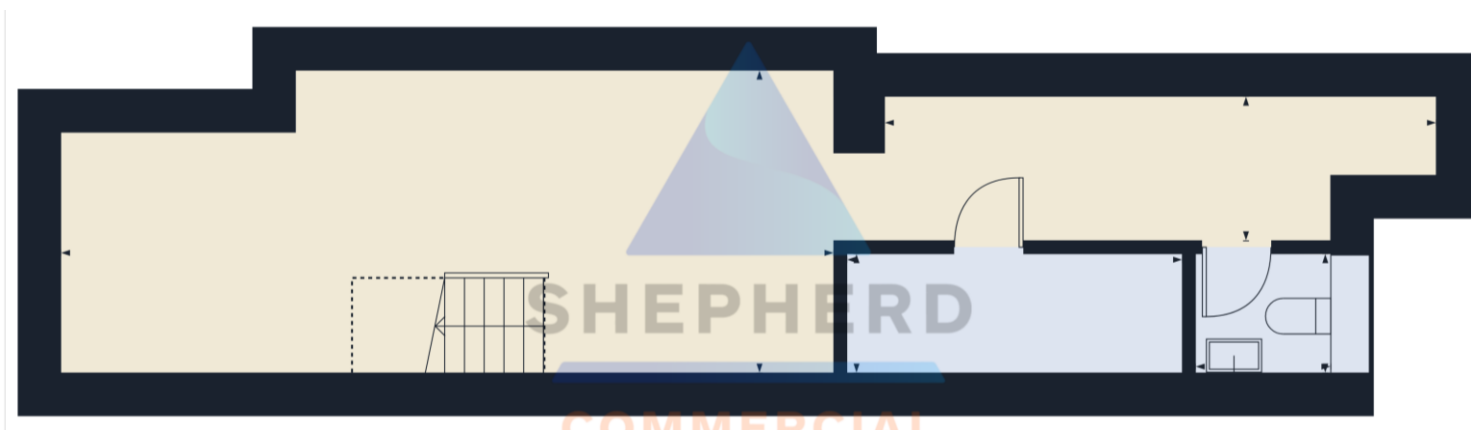
Accommodation

Description	m ²	Ft ²
Ground Floor	38.29	412
Basement	33.14	357
Total	71.43	769

The above floor areas have been provided on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and are subject to site measurements.



Ground Floor



Basement Floor



Price

Offers over £275,000 are invited for the freehold interest which results in an NIY of 6.70% assuming 3.11% purchasers' costs.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of £15,900 which results in rates payable of £6,080.08

Please note that a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **August 2026**

FRI LEASE	
Tenant	Private Individual
Rent per annum	£19,000 payable quarterly in advance
Lease expiry	22 May 2028
Tenant break option	N/A
Rent review	3 yearly – next review April 2027
Deposit	£5,000



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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