

CENTRAL EDINBURGH
RETAIL INVESTMENT
FOR SALE

**22 BREAD STREET
EDINBURGH EH3 9AF**

- Single let retail investment
- Central Edinburgh location
- Let until 21/09/2019
- Rent £25,000 pa
- £20.94 psf Zone A

Offers over **£300,000**
reflecting an attractive net
initial yield of 8.07%



LOCATION

Edinburgh is the capital of Scotland and a World Heritage city. Current residential population is approximately 500,000 and a catchment in excess of 1.5 million. The city is the administrative and financial capital of Scotland.

Edinburgh's financial and business centre is extremely diverse and is home to more FTSE 100 companies than any other city in the UK outside London.

The city has excellent communications with links by road and rail to all major cities. Edinburgh International Airport is the fifth largest in the UK with regular services to numerous major European and International destinations.

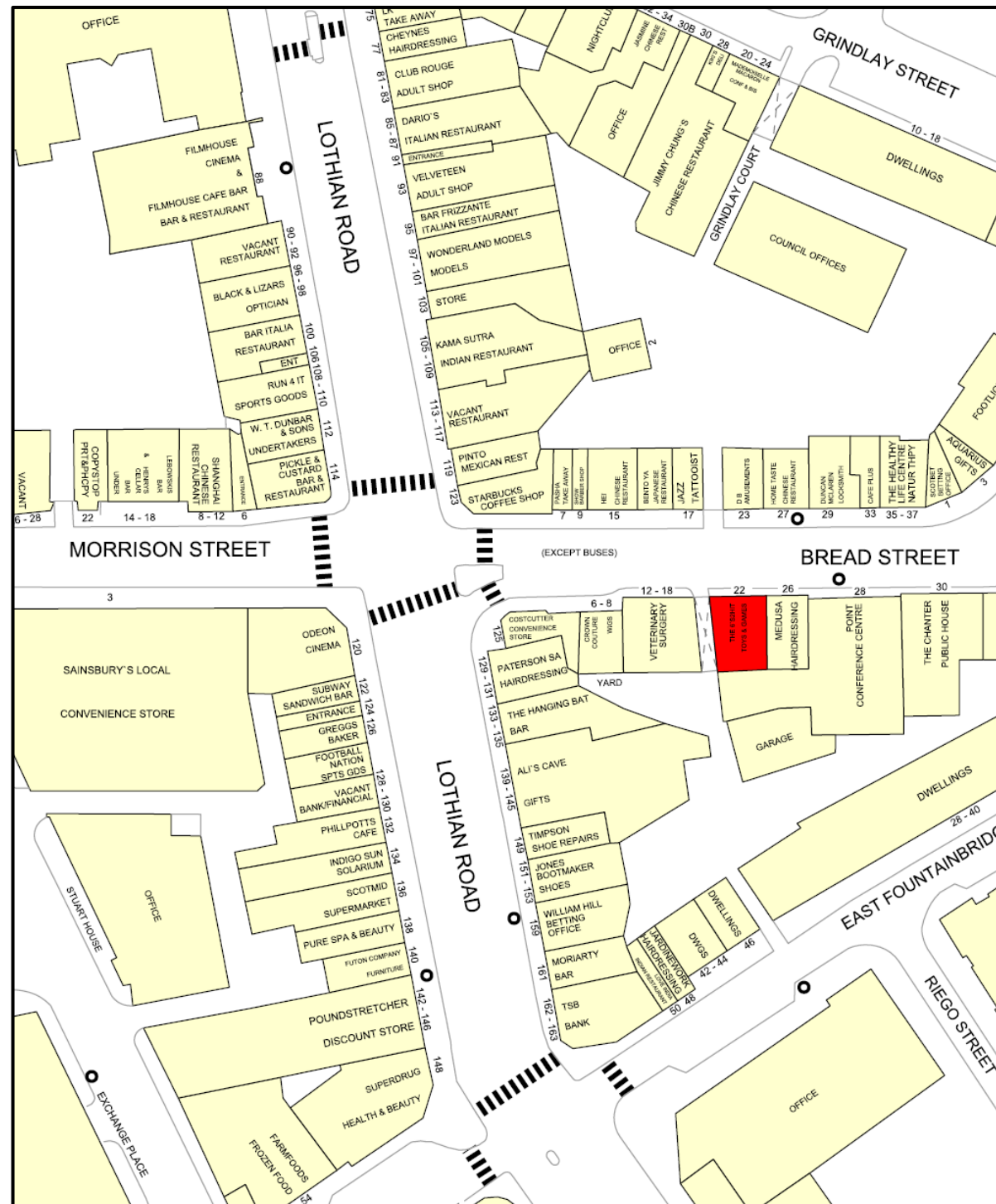
SITUATION

The subject property occupies a prominent City Centre pitch on the west side of Bread Street near its junction with Lothian Road and Morrison Street. It is within 5 a minute walk of Princes Street, Edinburgh International Conference Centre & Edinburgh Castle and 10 minutes from both Haymarket and Waverly Railway Stations.

Neighbouring occupiers include Odeon Cinema, Sainsbury's Local & Starbucks amongst a strong line-up of independent retailers and food and drink outlets.

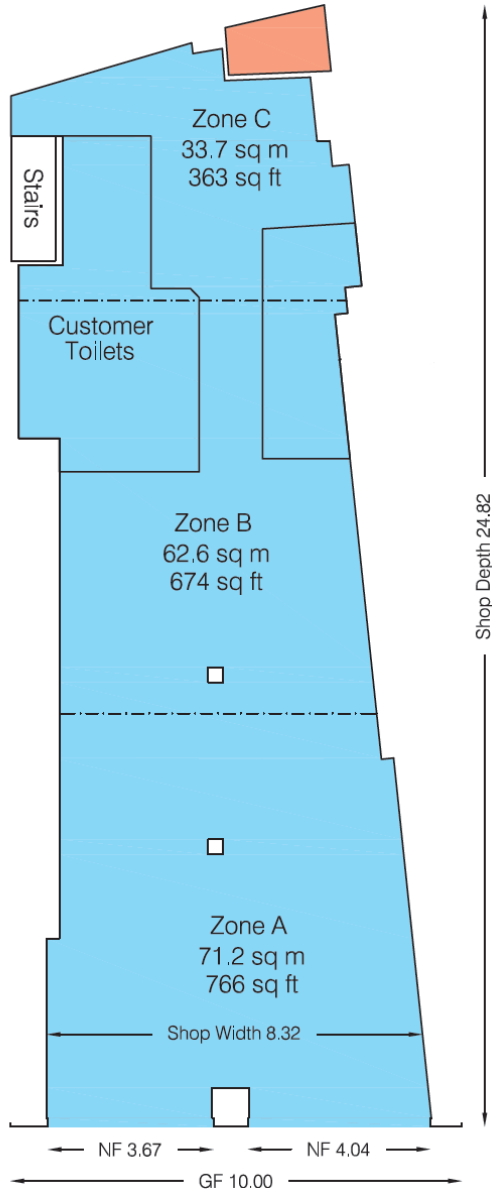
DESCRIPTION

The subjects comprise the ground and basement of a 3 storey and attic traditional blonde sandstone building. The property benefits from a glazed front and internally comprises open plan sales area. The front of the unit is used as a café with Warhammer (a popular table-top war game) benches and display cases to the rear.



TENANCY

The property is let to Kenneth John David Kirkpatrick on a FRI lease from 22/09/2014 to 21/09/2019. The current passing rent is £25,000 per annum (£20.94 psf Zone A). The shop operates as a café and Warhammer venue/workshop. The landlord holds a three month (£6,250) rental deposit repayable at expiry.



ACCOMODATION

Zone	Sq Ft	Factor	ITZA
A	766	1	766
B	674	1/2	377
C	363	1/4	91
Base	319	-	-
Total	2,152		1,194



TENURE

Heritable (Scottish equivalent of English Freehold).

TITLE

The property forms part of a larger building and has 12.50% share of communal repairs.

EPCs

A copy of the EPC report is available on request.

VAT

The property has been elected for VAT and therefore VAT will be payable in respect of the purchase price. We anticipate the transaction can be treated as a TOGC (Transfer of Going Concern).

PROPOSAL

Offers in excess of **£300,000** representing a **Net Initial Yield of 8.07%** assuming purchasers costs of 3.30%.

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

Ewan Cartwright

Direct: 0141 225 5709

Mobile: 07930 443 596

ewan@reithlambert.co.uk

David Thorburn

Direct: 0141 225 5711

Mobile: 07964 688 144

david@reithlambert.co.uk

www.reithlambert.co.uk



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