



+ **Graham  
Sibbald**

# LEASE FOR SALE

## HOT FOOD TAKEAWAY PREMISES



## 80 BRUNTSFIELD PLACE EDINBURGH, EH10 4HQ

### CONTACT:

Graham & Sibbald  
11 Manor Place,  
EDINBURGH,  
EH3 7DL

Tel: +44 (0)131 240 5311  
Fax: +44 (0)131 226 1284

Email: [edinburgh-com@g-s.co.uk](mailto:edinburgh-com@g-s.co.uk)

[www.g-s.co.uk](http://www.g-s.co.uk)

- FULLY LICENSED CLASS III HOT FOOD TAKEAWAY PREMISES
- RECENT EXTENSIVE REFURBISHMENT COMPLETED
- VERY LOW PASSING RENTAL OF £7,000 PER ANNUM
- ALL FIXTURES AND FITTINGS INCLUDED IN ASSIGNATION
- EXTENDS TO 74.78 SQ M / 805 SQ FT

# 80 BRUNTSFIELD PLACE, EDINBURGH

## HOT FOOD TAKEAWAY PREMISES

### LOCATION:

The subjects are located on the south western edge of Bruntsfield Place which itself acts as a thoroughfare linking the Morningside district to the south with the Tollcross area & Edinburgh City Centre to the north.

Bruntsfield is one of the most affluent and popular residential / commercial hubs in Edinburgh and is one of the very few secondary commercial locations that is currently experiencing strong levels of occupational demand. Bruntsfield is widely regarded as one of the prime residential locations within Edinburgh and benefits from a yearly influx of students to the area most noticeably from Edinburgh and Napier University which are located within the immediate vicinity and increases commercial trading for the surrounding locale. Other educational institutions in the surrounding vicinity include the high school's of James Gillespie's & Boroughmuir as well as Bruntsfield Primary School.

The subjects, more precisely, front on to the scenic and ambient Bruntsfield Links which, regardless of seasons, is always the hub of any sporting/leisure/social event for the area. The Bruntsfield Links takes the form of the surrounding landscape and leads through to the highly popular Meadows belonging to the Seasonal Taste Festival as well as a hub for the Edinburgh Fringe Festival.

The exact location of the property can be highlighted in the OS extract hereunder.



### DESCRIPTION:

The subjects comprise a ground and basement hot food takeaway premises contained within a five storey, traditional stone, tenement building held under a pitched and slated roof. Access to the property is by way of an off-set timber and glazed pedestrian access door together with a large display window fronting directly on to the Bruntsfield Links. The property is bound by a mix of local and national retailers / operators to the north and south of the property.

Internally, the front area of the premises comprises of a stud partition reception area separated by a sales counter which leads directly on to a store room separating the back Kitchen with the front space. The Kitchen is located towards the rear of the property and includes a 8 hob gas cooker; tandoori oven; 2 x microwaves; 2 x chiller cabinets; 4 x freezers; hot plate heater and benefits from full extraction ventilation via the external wall to the rear of the property.

The basement comprises of one large open plan store which benefits from 2 cellular store rooms taken directly off the main store space and also houses a stud partition WC facility. The basement represents the bricks and mortar basement commonly found in tenement buildings of this type and age.

The subject property has experienced a significant amount of capital expenditure by way of a full refurbishment/renovation programme with all decoration and finishes being of a very high standard.

### ACCOMMODATION:

In accordance with the RICS Code of Measuring Practice 6th Edition and we have calculated the following gross internal areas:-

Ground Floor:	42.64 sq m	(459 sqft)
Basement:	32.14 sq m	(346 sqft)
<b>TOTAL:</b>	<b>74.78 sq m</b>	<b>(805 sqft)</b>

### LEASE TERMS

The salient points of the existing leasehold interest are as follows;

Landlord:	David Marcus Goldberg
Tenant:	Abdul Choudhury
Expiry Date:	9th May 2023
Passing Rental:	£7,000 per annum
Rent Review:	3 years
Repairing Obligation:	FRI
Alienation:	Assignment/sub-letting whole only, not to be assigned/sub-let in part.

### PREMIUM

Offers are invited for the benefit of the existing leasehold interest together with all fixtures and fittings.

### TOWN PLANNING:

The subjects currently benefit from Use Class III Hot Food Takeaway in terms of Town & Country Planning (Use Classes) (Scotland) Order 1997.

### VIEWING:

Viewing is strictly by appointment only through the sole letting agents, Messrs Graham + Sibbald, 11 Manor Place, Edinburgh, EH3 7DL, Tel: 0131 - 240 5311, Fax: 0131 - 226 1284.

### CONTACT:

Graeme Millar	Mark Gilles
Direct Dial: 0131 240 5290	Direct Dial: 0131 240 5336
Email: gmillar@g-s.co.uk	Email: mark.gilles@g-s.co.uk

**DATE OF PUBLICATION:** January 2012

### WITH OFFICES IN:

- ABERDEEN
- GLASGOW
- PAISLEY
- DUNDEE
- HAMILTON
- PERTH
- DUNFERMLINE
- INVERNESS
- STIRLING
- EDINBURGH
- KILMARNOCK
- WEYBRIDGE
- FALKIRK
- KIRKCALDY



**Graham  
+ Sibbald**

[www.g-s.co.uk](http://www.g-s.co.uk)

### IMPORTANT NOTICE

Please read carefully

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham & Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham & Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.