

# FOR SALE

## RETAIL INVESTMENT

11 GREAT JUNCTION STREET | EDINBURGH | EH6 5HX

- ▶ The subjects occupy a prominent position on Great Junction Street
- ▶ 10 year lease in place with expiry in January 2031
- ▶ Rent: £10,000 per annum
- ▶ Offers Over £100,000 equating to a Net Initial Yield of 9.7%



## LOCATION

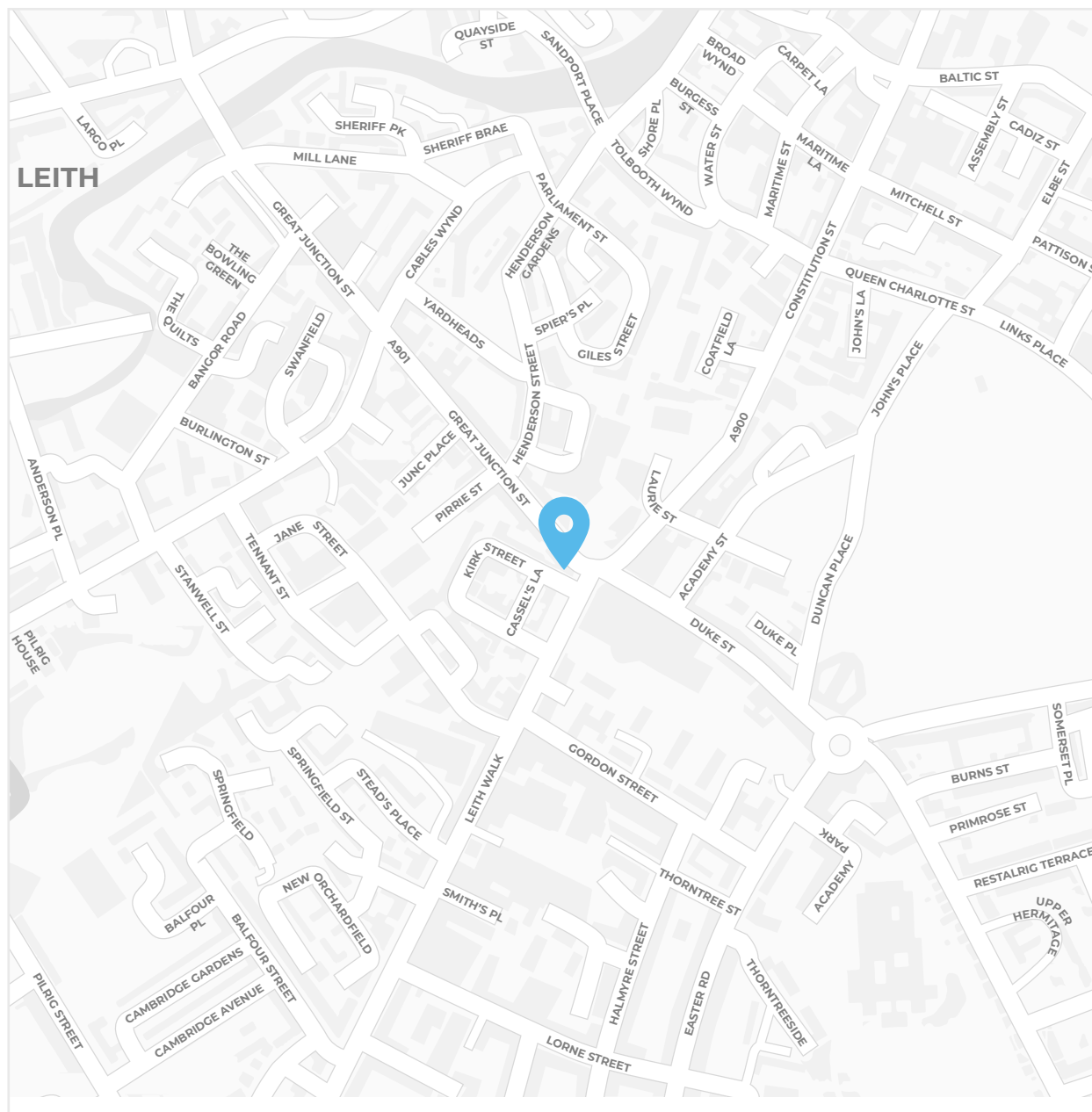
The subjects are located within the Leith District of Scotland's capital city, Edinburgh, approximately 1.5 miles north of the City Centre upon a main arterial thoroughfare in what would be considered a mixed commercial and residential locality.

More precisely the subjects are situated on the south side of Great Junction Street in close proximity to the junction with Leith Walk.

Surrounding occupiers include;

- ▶ Lidl
- ▶ Subway
- ▶ Boots
- ▶ William Hill
- ▶ Leith Pharmacy

The tram route which has been recently completed offers great access/transport links to the bottom of Leith Walk and beyond ensuring continued growth and re generation of the Leith area.



## DESCRIPTION

The subjects comprise a ground and basement retail premises surmounted by a four storey stone built tenement building and is held under a pitched and slated roof. The subjects benefit from a large glazed frontage and is accessed via an aluminium and glazed pedestrian door.

Internally the unit comprises open plan accommodation which has been partitioned to form both a sales area and a back shop. The ground floor also benefits from a WC and kitchen facility located to the rear of the property. The basement is accessed via a hatch located within the back shop area and provides basic storage accommodation.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring practice 6th edition on a Net Internal Area basis in the order of:

AREA	SQ M	SQ FT
Ground	34.77	374
Basement	38.88	419
Total	73.65	793

## RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note the updated Rateable value as of April 2023 will be: £6,700 meaning that the tenant should benefit from 100% rates relief in line with the small business bonus scheme.

## TENANCY

TENANT	Al Huda
RENT	£10,000 per annum
LEASE COMMENCEMENT	08/01/2021
LEASE EXPIRY	07/01/2031
BREAK OPTION	Tenant only on 08/01/2026 subject to 6 months written notice.
RENT REVIEWS	Upward only to open market rent.

## PRICE

We are seeking offers over £100,000 for our client's heritable interest (freehold) within the property equating to a Net Initial Yield of 9.7%.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any LBTT and registration dues. We understand that the property is opted for tax and therefore VAT would be payable, however, it is anticipated that the sale of the property will be treated as a transfer of going concern (TOGC), under these circumstances no VAT will be payable.





## VIEWINGS & FURTHER INFORMATION

Contact the sole selling agents:



**ROSS CHINNERY**

Associate

**E:** ross.chinnery@g-s.co.uk

**T:** 07584 061 146



**MURDO MCANDREW**

Senior Surveyor

**E:** murdo.mcandrew@g-s.co.uk

**T:** 07876 560 622



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

40 Torphichen Street  
Edinburgh  
EH3 8JB

---

### IMPORTANT NOTICE

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. 6. Date of Publication: April 2024. Design by Coco's Atelier | [www.cocosatelier.co.uk](http://www.cocosatelier.co.uk).