

Lot 25

£22,000 per annum exclusive (2)

125/127 Leith Walk,
Edinburgh, Scotland EH6 8NP

Heritable Retail Investment



Key Details

- Affluent suburb of Edinburgh
- VAT-free investment
- Lease expires 2026 (1)
- Occupiers close by include Ladbroke's, TSB Bank and Scotmid Co-op

On behalf of  Mapeley

Location

Miles: 1.5 miles north of Edinburgh
6 miles north-west of Musselburgh
47 miles east of Glasgow

Roads: A900, A901, A199, A1

Rail: Edinburgh Waverley

Air: Edinburgh International Airport

Situation

Leith is an affluent suburb to the north of the city of Edinburgh. The property is located on Leith Walk, the main arterial route connecting Leith with Edinburgh city centre 1.5 miles to the south. The property is situated on Leith Walk, close to its junction with Manderston Street. There is a bus stop close by. Nearby occupiers include Barnardo's, Pizza Hut, Ladbroke's, Scotmid Co-op, William Hill, TSB Bank and Domino's, amongst a number of local traders.

Description

The property comprises a ground floor shop.

Tenure

Heritable.

VAT

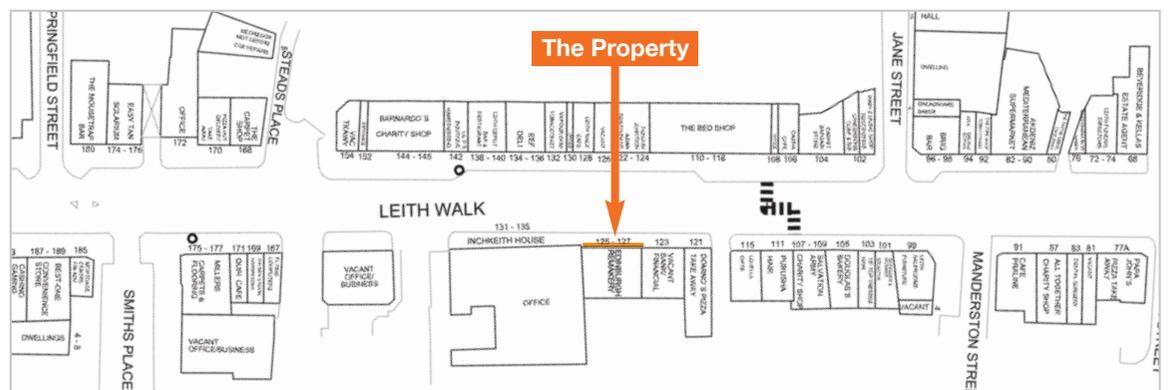
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	165.1 sq m (1,778 sq ft)	REMADE IN EDINBURGH (3)	10 years from 21st March 2016 (1) on a full repairing and insuring lease	£22,000 (2) (4)	2026 (1)
Total					£22,000	

- (1) Tenant's option to break in 2019 and 2021 upon 6 months' prior written notice.
- (2) If break option not exercised at the 5th year, rent increases to £23,500 pa.
- (3) The Edinburgh Remakery is a community repair hub and second-hand shop, set up by the Remade in Edinburgh social enterprise. (Source: www.edinburghremakery.org.uk).
- (4) There is a rent deposit held of £5,500.



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