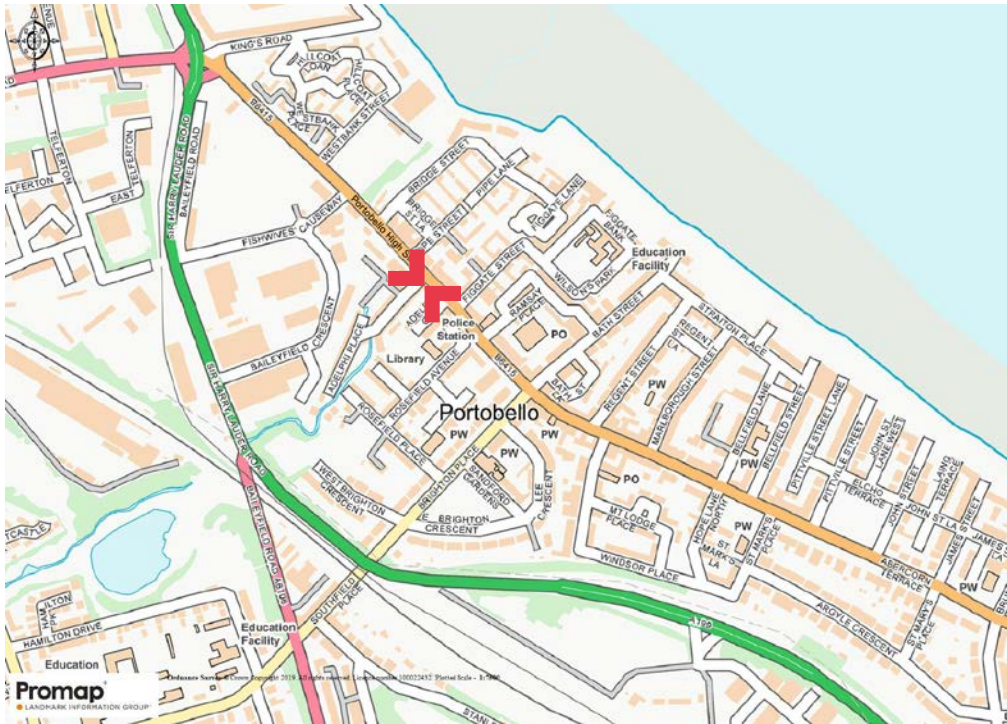




79 Portobello High Street,
Portobello, EH15 1AW

- VAT Free Freehold Opportunity
- Prominent Corner Unit
- Large Return Frontage

- Extends to 49.25 Sq M (530 Sq Ft)
- Offers Over £125,000 Invited



LOCATION

The subject property is situated within Portobello a suburb located approximately 4 miles East of Edinburgh City Centre. Portobello High Street benefits from excellent transport links to the city centre being situated on a main bus route and is within easy access to both the Edinburgh City Bypass and the A1 to the South.

More precisely, the subject sit prominently on the South side of Portobello high street on the junction with Adelphi Place in a parade of similar type retail units within a mixed commercial and residential locality.

DESCRIPTION

79 Portobello High Street is a small ground floor retail unit arranged over ground and basement levels contained within a two storey traditional stone building. The property fronts onto the Portobello High street but also benefits from a prominent return frontage onto Adelphi Place.

Internally, the ground floor offers an open plan sales area with Kitchenette, store cupboard and WC located to the rear of the premises.

The basement is accessed via a hatch in the floor towards the rear of the property,

however this would only be suitable for storage due to the restricted head height.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas;

FLOOR	Sq M	Sq Ft
Ground Floor	36.65	395
Basement (Storage)	12.60	136
Total	49.25	531

PRICE

Offers over **£125,000** are invited

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of **£5,800**. The unified business rate is presently set at £0.48 excluding water and sewage, which are levied separately.

The property qualifies for 100% Business Rates Relief under the Small Business Bonus Scheme.

LEGAL COSTS

Each party to bear their own legal costs, and the ingoing tenant will be responsible for any Land & Buildings Transactional Tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.

To arrange a viewing contact:



Joe Helps

Surveyor

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Chris King

Surveyor

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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.
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6. Date of Publication: January 2019