



Cuthbert
White



0131 202 1880



City Centre Investment For Sale

1,263 sq ft /
117.38 sq m
(Net Internal Area)

6-8 Bread Street
Edinburgh
EH3 6AF

- Retail Unit over basement and ground
- Strong city centre location
- Offers in excess of £250,000 are invited to acquire the heritable title with the benefit of the existing lease. This reflects net initial and reversionary yields of 7.05% and 8.61% respectively based upon assuming a market rental value of £22,000 pa.

DESCRIPTION

6-8 Bread Street is a Category B Listed Building providing well laid out retail accommodation over basement and ground floors.

The building is of brick build construction, a traditional tenement set across 4 storeys, with advanced pavilion ends and a slate roof.

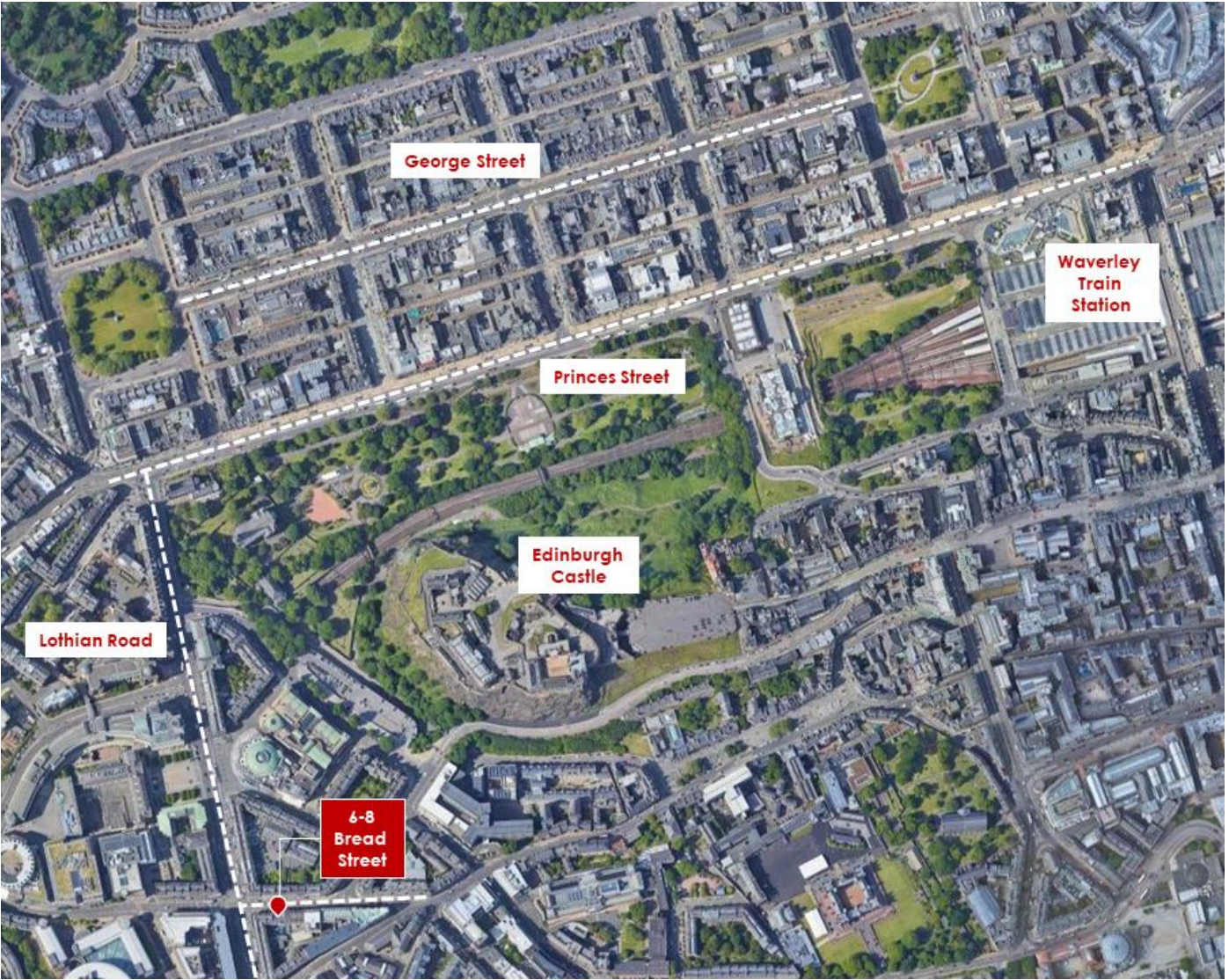
The premises are set across two floors, basement, and ground. The floors are square shaped with modern fixtures and fittings, suitable for the premise's use. Additionally, the ground floor has a glass window frontage stretching 6.49 metres.

LOCATION

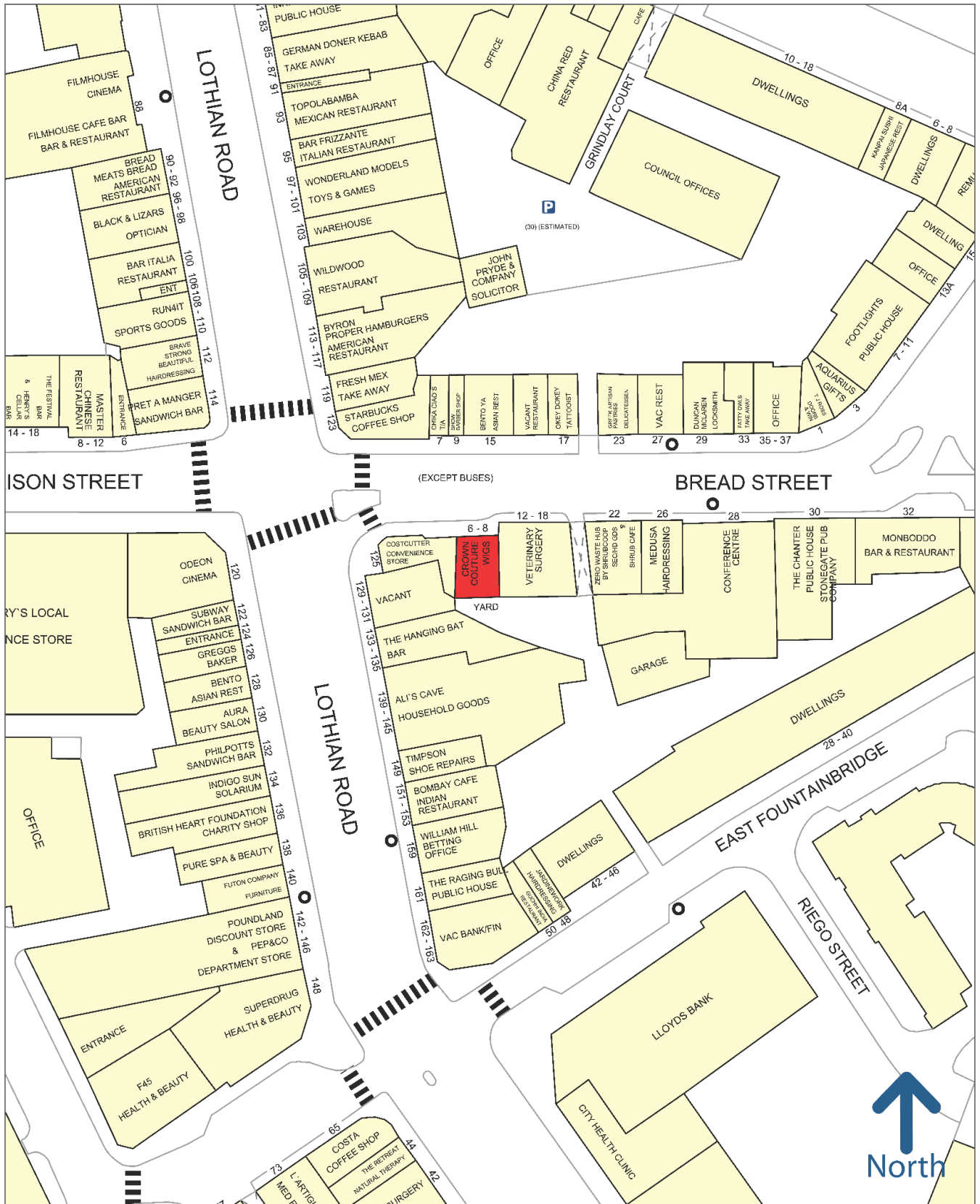
6-8 Bread Street is located in Tollcross, to the southwest of Edinburgh city centre and merges with Bruntsfield to the south and Fountainbridge to the north and west.

Tollcross is an extremely diverse area with a significant number of eateries and pubs, and many local provision shops including supermarkets, a post office, two cinemas, a modern health centre and two public parks.

Bread Street is readily accessible by bus, local footpath and cycle ways, and Haymarket station is less than a mile away.



LOCATION



ACCOMMODATION

Floor	Sq Ft	Sq M
Basement	527.9	49.05
Ground	735.39	68.32
TOTAL	1,263	117.38

Measurements undertaken on a net internal basis.

PLANNING

The property is currently used in accordance with Class 1 of the Scottish Uses Classes Order. For alternative use interested parties should enquire with the City of Edinburgh Council Planning Department.

The building is category B listed.



TENANCY

The property is currently let in its entirety to Ms Nicola Alonzi and Ms Lorriane Alonzi, trading as Crown Couture. The property is let on an FRI basis until March 2024. The passing rent is £18,000 per annum. There is a rent deposit of £4,500 and the lease has a schedule of condition. Crown Couture is a Scotland renowned, award winning hair extension salon and they have traded successfully from this location since 2014.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

EPC

The property has an EPC of D.

VAT

For the avoidance of doubt, the property is registered for VAT.

RATES

The rateable value is currently £15,600.



VIEWING & FURTHER INFORMATION

Strictly by appointment only through the sole selling agents:



James Metcalfe
07810 623 282
james@cuthbertwhite.com



Stephen Kay
07971 809 226
stephen@cuthbertwhite.com

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