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TO LET/MAY SELL

48 Magdalene Drive, Edinburgh, EH15 3DZ

- ✔ Cafe with Hot Food Takeaway premises in Bingham area of Edinburgh
- ✔ Fully equipped and ready for immediate occupation
- ✔ Forms part of a popular local neighbourhood retail parade
- ✔ Extends to approximately 47.24 sq m (509 sq ft)
- ✔ Rental offers of £250 per week invited

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Magdelene Drive is situated in the Bingham district of Edinburgh approximately 5 miles east of the city centre. It benefits from close proximity to the A1 trunk road leading to the A720 Edinburgh City Bypass and wider motorway network.

The subject property is located in a parade of commercial units serving a large residential area on the north side of Magdalene Drive.

Parking is widely available in surrounding streets and there are public transport connections widely available too.

Surrounding occupiers include Beauty Unleashed, USave Convenience Store and Amy's Hair and Beauty.

DESCRIPTION

The subject comprise a mid-terrace cafe with hot food takeaway unit protected by electric roller shutters. The unit forms the ground floor of a single storey building of traditional stone construction beneath a flat felt roof.

The premises has customer seating and a WC to the front with staff counter. To the rear is a kitchen with stainless steel extraction hood, a store and an additional WC. There is also a small external yard area to the rear.

The premises is equipped with various pieces of trade equipment including: 2 x electric pizza ovens, display fridge, coffee machine, drinks fridge, fridges and hot plates.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

47.24 sq m (509 sq ft)

RENT

Our client is seeking rental offers of £250 per week (£13,000 per annum).

TERMS

The property is made available on full repairing and insuring terms for a lease period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £6,300 effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains gas, electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

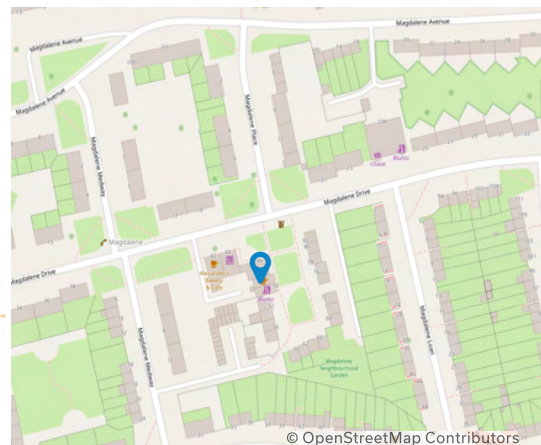
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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