



Hayburn
Consulting

**FOR SALE/
MAY LET**

**10B BATH STREET, PORTOBELLO
EH15 1EY**



LOCATION

The subjects are located within Portobello, a vibrant suburban situated approximately 3 miles east of Edinburgh. City centre.

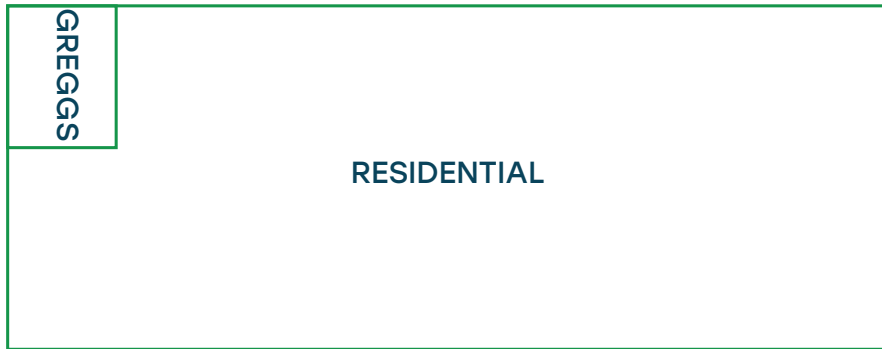
The subjects are situated on the northern side of Bath Street in close proximity to its junction with High Street.

0141 221 8242
www.hayburnlane.com

| | | | | | | | | |
|-----------------------------------|---------------|--------|------|---------------|---------------------------|---------|---------|-------------|
| BUTTERNUT SQUASH RESTAURANT | TO LET | VACANT | HALO | CAIRN LETTING | CITIZENS ADVICE BUREAU | SCOTMID | COBBLER | MARIE CURIE |
|-----------------------------------|---------------|--------|------|---------------|---------------------------|---------|---------|-------------|

HIGH STREET

BATH STREET



DESCRIPTION

The subjects comprise a ground floor retail unit with the following undernoted floor areas and dimensions:

| | | |
|--------------------|-------------------|---------------------------|
| Gross Frontage | 12' | 3.65m |
| Net internal Width | 11'10" | 3.38m |
| Ground Floor | 464 sq.ft. | 43.12m ² |
| Toilet | 27 sq.ft. | 2.50m ² |
| Total | 491 sq.ft. | 45.62m² |

SALES TERMS

Offers in excess of £75,000 are invited for the benefit of our client's feuhold interest.

FIXTURES & FITTINGS

The subjects are currently fitted out as a hairdresser and all fixtures and fittings are available by separate negotiation.

RENTAL

Offers in excess of £7,500 pa.



Hayburn
Consulting



RATEABLE VALUE

We understand the property is entered in the local valuation role as follows:- **£5,400 per annum.**

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for any Stamp Duty, Land Tax and Registration Dues.

EPC

The EPC rating of this property is available on request.

VAT

All prices, rents, premiums, etc., are quoted exclusive of VAT.

ENTRY

By arrangement.

AML

To comply with Anti Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers which will, at a minimum, include proof of identity, address, and funding. Applicable documentation will therefore be required on agreement of the Heads of Terms.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole agents:

Hayburn Consulting
23 Burgh Hall Street
Glasgow G11 5LN

T: **0141 221 8242**
E: **sylvia@hayburnlane.com**

Hayburn Consulting for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Sutherland Brown has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

June 2025