

FOR SALE

193 LEITH WALK

EDINBURGH | EH6 8NX

PROMINENT EDINBURGH RETAIL INVESTMENT



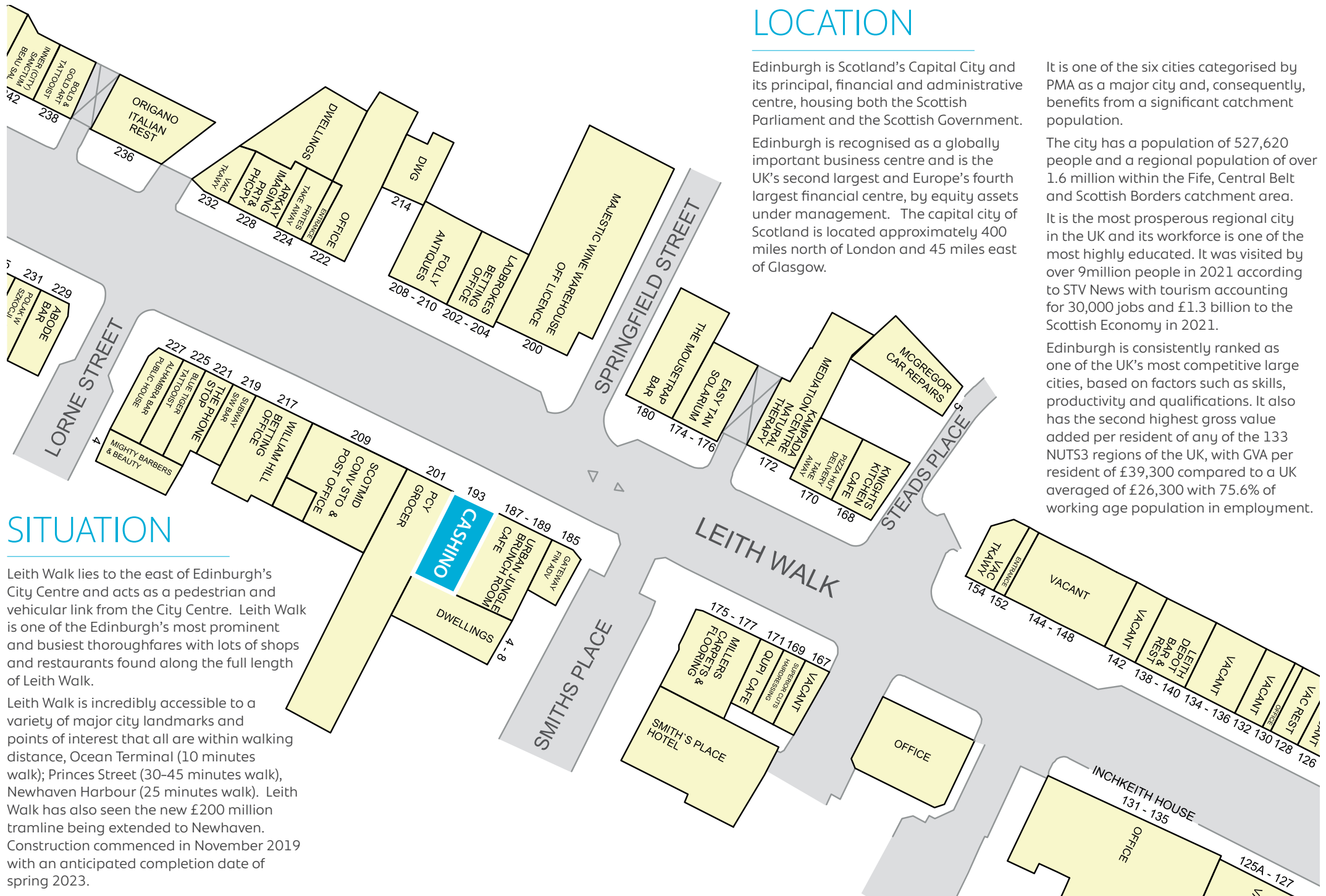
OFFERS OVER £325,000

(6.56% NET INITIAL YIELD)

EXECUTIVE SUMMARY

- Prominent retail investment opportunity;
- Situated on a prime position along Leith Walk;
- Leith Walk is one of the busiest thoroughfares into Edinburgh's City Centre from the east;
- New Leith Walk tram stop diagonally opposite together with Drum Property Group's £50million development;
- Ground floor retail space extending to 92.01 sq m / 990 sqft;
- Let to Merkur Slots UK Limited with expiry on 6 December 2031;
- Passing rent of £22,000 per annum (£28.19/sqft Zone A);
- Full Repairing & Insuring terms;
- **Offers Over £325,000 (THREE HUNDRED AND TWENTY-FIVE THOUSAND POUNDS STERLING)** are invited reflecting a **6.56% net initial yield** after standard **purchasers' costs of 3.26%.**





LOCATION

Edinburgh is Scotland's Capital City and its principal, financial and administrative centre, housing both the Scottish Parliament and the Scottish Government.

Edinburgh is recognised as a globally important business centre and is the UK's second largest and Europe's fourth largest financial centre, by equity assets under management. The capital city of Scotland is located approximately 400 miles north of London and 45 miles east of Glasgow.

It is one of the six cities categorised by PMA as a major city and, consequently, benefits from a significant catchment population.

The city has a population of 527,620 people and a regional population of over 1.6 million within the Fife, Central Belt and Scottish Borders catchment area.

It is the most prosperous regional city in the UK and its workforce is one of the most highly educated. It was visited by over 9million people in 2021 according to STV News with tourism accounting for 30,000 jobs and £1.3 billion to the Scottish Economy in 2021.

Edinburgh is consistently ranked as one of the UK's most competitive large cities, based on factors such as skills, productivity and qualifications. It also has the second highest gross value added per resident of any of the 133 NUTS3 regions of the UK, with GVA per resident of £39,300 compared to a UK averaged of £26,300 with 75.6% of working age population in employment.

SITUATION

Leith Walk lies to the east of Edinburgh's City Centre and acts as a pedestrian and vehicular link from the City Centre. Leith Walk is one of the Edinburgh's most prominent and busiest thoroughfares with lots of shops and restaurants found along the full length of Leith Walk.

Leith Walk is incredibly accessible to a variety of major city landmarks and points of interest that all are within walking distance, Ocean Terminal (10 minutes walk); Princes Street (30-45 minutes walk), Newhaven Harbour (25 minutes walk). Leith Walk has also seen the new £200 million tramline being extended to Newhaven. Construction commenced in November 2019 with an anticipated completion date of spring 2023.



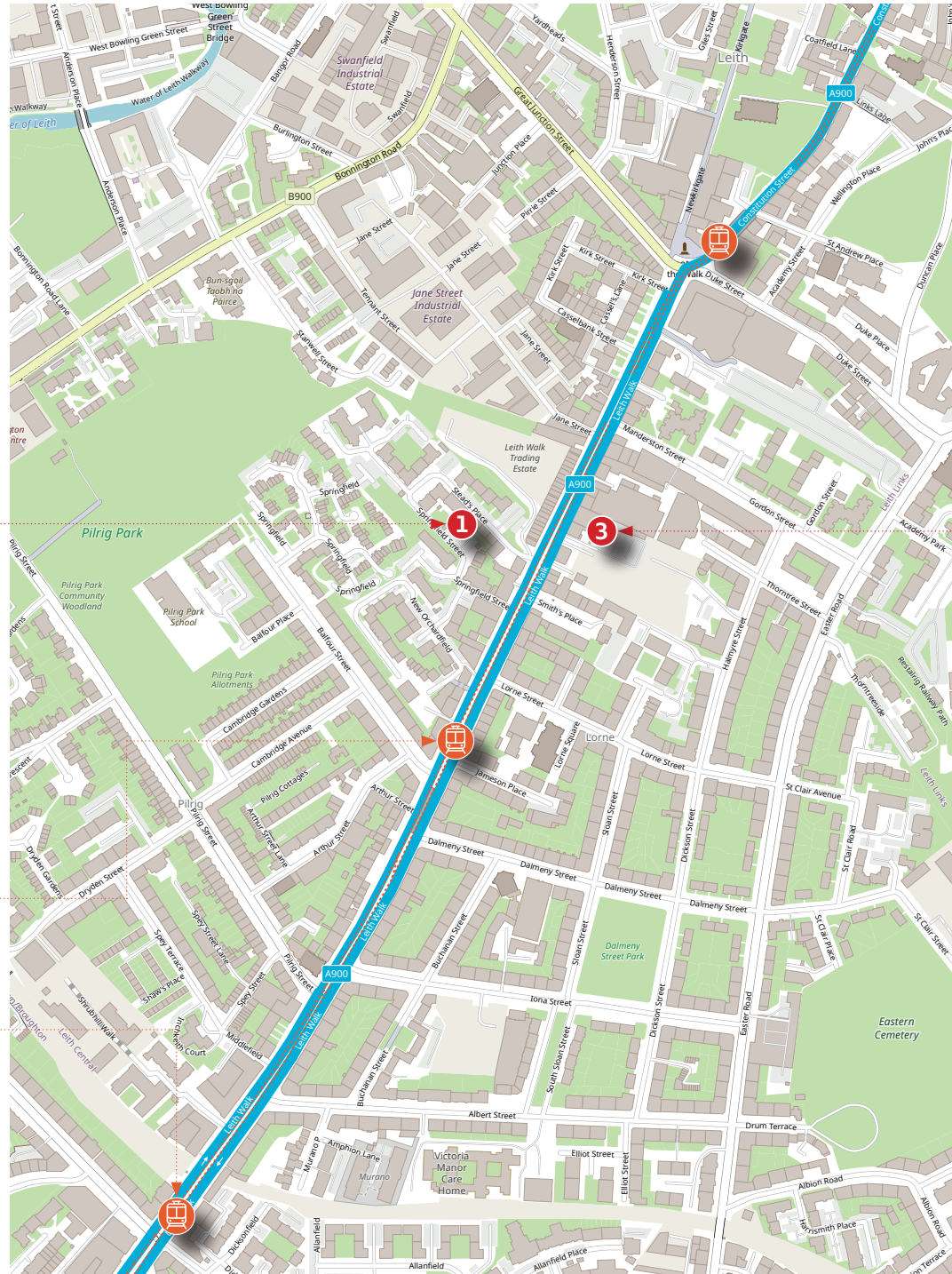
1 STEAD'S PLACE & LEITH WALK DEVELOPMENT: DRUM PROPERTY GROUP

The Stead's Place site has been earmarked for development by the Council since 2008. Drum's £50 million development of the 2.9-acre site on Leith Walk also entails a complete refurbishment of the historic Red Sandstone Building offering a variety of flexible retail spaces on the ground floor, with a level of contemporary office suites above.

To the rear of this landmark building, Drum are to provide 148 high-quality apartments, including 38 affordable homes, as part of an attractive landscaped residential scheme linking to Pilrig Park and beyond. Full PC due Q2 2024.

TRAMS TO NEWHAVEN: CITY OF EDINBURGH COUNCIL

The £207million Trams to Newhaven extension will add 4.69 kilometres / 2.91 miles of track in both directions, connecting Leith and Newhaven to the current end of the Edinburgh tram line at York Place with 8 new stops. This will offer residents access to high-capacity light rail which will sit alongside the existing bus service as well as improved cycling and walking infrastructure along the route. Construction commenced in November 2019 with trams timetabled to take their first passengers to and from Newhaven in Spring 2023.



3 139 LEITH WALK: CW PROPERTIES

CW Properties are in for planning for a mixed residential project at 139 Leith Walk which is situated to the rear of the adjoining block. The plans put forward include 230 student bedrooms and 27 build-to-rent flats along with 27 affordable flats with outlined proposals to retain an active travel route through the site as well as a new civic space. PC due Q3 2025.

DESCRIPTION

The subject premises comprise the ground floor of a three-story traditional stone building under a a part pitched & slated and partial flat felt roof.

The premises have been fitted out in the tenant's corporate branding.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and estimate that the subjects extend to the following approximate areas:

AREA	SIZE (SQ M)	SIZE (SQ FT)
Ground Floor	92.01	990
RFA	70.94	764

TENURE

The subject properties are held on a heritable title (Scottish equivalent of English Freehold).

TENANCY INFORMATION

The subjects were initially let to Sun Valley Holdings from 7 December 2006 with expiry on 6 December 2021. The lease was subsequently assigned with effect from 20 September 2010 to Cashino Gaming Limited, now known as Merkur Slots UK Limited.

The lease was extended prior to the original expiry date to extend the term by 10 years with a new expiry date due 6 December 2031. There is a break option on 7 December 2026 which is subject to 9 months' notice, time being of the essence. A break penalty of £5,500+VAT is payable by the tenant should the option be exercised.

The passing rent is £22,000 per annum (£28.79/sqft Zone A) and is held on Full Repairing & Insuring terms,

The rent is reviewed on a 5 yearly basis with the next review on 7 December 2026. The rent is to be reviewed to the greater of the rent payable immediately prior to the review date and the open market rental value (OMRV).



PROPOSAL

Offers Over £325,000 (THREE HUNDRED AND TWENTY-FIVE THOUSAND POUNDS STERLING) are invited reflecting a **6.56% net initial yield** after standard **purchasers' costs of 3.26%**.

EPC

The subjects have an EPC Rating of E.

VAT

Our clients have elected to waive exemption for VAT and accordingly VAT will be payable on the purchase price, although we anticipate the sale will be dealt with by way of a Transfer of Going Concern (TOGC).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.

Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.



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