

## FOR SALE - INVESTMENT / RETAIL

---

186 CAUSEWAYSIDE

NEWINGTON, EDINBURGH, EH9 1PN



### KEY HIGHLIGHTS

- 640 sq ft
- Let on FRI terms for 15 years from September 2026 subject to 5 yearly tenant only breaks
- Passing rent of £15,000 per annum
- 3 month deposit held for duration of lease
- Well-let Cafe investment
- Located within the popular Newington area in close proximity to Edinburgh University
- Offers over £180,000 invited = 8.13% NIY

SUMMARY

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Available Size | 640 sq ft                                                                                             |
| Price          | Offers in excess of £180,000 A purchase at this level reflects a NIY of 8.13% after purchasers costs. |
| Rates Payable  | £4,681.20 per annum                                                                                   |
| Rateable Value | £9,400                                                                                                |
| VAT            | Not applicable                                                                                        |
| Legal Fees     | Each party to bear their own costs                                                                    |
| EPC Rating     | Upon enquiry                                                                                          |

DESCRIPTION

The subjects comprise well-fitted cafe premises forming part of a larger tenement building.

Externally benefits from large display window with adjacent customer entrance.

Internally provides bright open-plan area to the front which is presently used as a customer seating area, there is a kitchen and WC to the rear.

LOCATION

The subjects are located within the popular Newington area of Edinburgh just 1.5 miles south of the city centre.

More specifically the subjects command a highly prominent position on the west side of Causewayside by its junction with Kittle Yards, in close proximity to Edinburgh University.

Neighbouring occupiers include Tesco Express, Omnicare Pharmacy, Foam Centre, Pataka Indian Restaurant, Baxters Barbers and Beauty Pola.

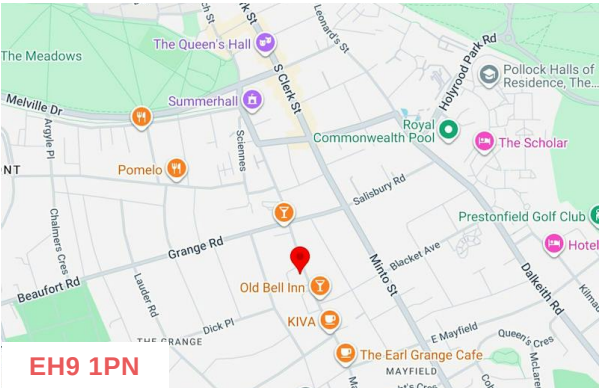
ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 640        | 59.46        | Available    |
| <b>Total</b> | <b>640</b> | <b>59.46</b> |              |

TENANCY INFORMATION

Let on FRI terms to a private individual t/a Gilded Stone Cafe  
New 15 year lease, no breaks, from September 2026  
Passing rent of £15,000 pa subject to 5 yearly upwards only open-market reviews  
3 month deposit held for the duration of the lease.  
A copy of the lease is available to seriously interested parties.



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

G·M·BROWN