



# TAKEAWAY LEASE AVAILABLE

9-11 Henderson Row, Edinburgh, EH3 5DH



## Location

The unit is prominently located on Henderson Row, just off Dundas Street within Edinburgh's New Town approximately 1 mile north of the City Centre. Nearby operators include L'Alba D'oro, Oriento, Margiotta, New Town Deli, Brioche and Clark's Bar.

## Existing Lease Terms

The current 15-year FRI lease expires on June 7th, 2037. No breaks.

## Description

The unit comprises a well-presented pizza takeaway with an off-sales alcohol licence and full extraction. The unit is in turn-key condition with fantastic sales & prep space on ground floor and further prep space in the basement. There is an array of cooking equipment and pizza ovens as well as walk in fridges and freezers. A staff WC is in the basement.

## Passing Annual Rent

£25,000

## Premium

On application.

Planning  
Sui Generis

EPC  
On application.

Rateable Value  
On application.

Approx Areas  
Ground Floor 797 sq ft





## Anti Money Laundering

The money laundering, terrorist financing and transfer of funds (information of the payer) came into force in June 2017. This requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser (s) will need to provide as a minimum proof of identity and residence.

### For viewings please contact:

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# FIDRA

Hospitality & Retail  
Property Agents

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