



Herbie of Edinburgh

66 Raeburn Place, Edinburgh, EH4 1HJ

Offers around £80,000 - Leasehold

- Successful Business Located in Highly Desirable Stockbridge Area
- Fantastic Levels of Passing Traffic and Footfall
- Turn Key Condition, Ready for a New Operator
- Class 3 Hot Food Consent & Alcohol Licence

INTRODUCTION

Herbie of Edinburgh is located in the affluent and buoyant Stockbridge district of Edinburgh. A consistently desirable area of the city, Stockbridge is a popular high-end suburb located circa 1 mile to the north west of Edinburgh city centre possessing a very healthy mix of delicatessens, restaurants, cafes and pubs, a good mix of both local and national retailers plus charity and upmarket antique shops. Occupiers within the Stockbridge area include Waitrose; Scran and Scallie; Oxfam; Shelter; Costa; Scotmid; British Heart Foundation; Greggs; Timpsons; Subway; Dominos; Farrow & Ball; Mellis Cheesemonger; Sainsbury's; Lloyds Pharmacy; Café Nero; Starbucks & Restaurant; Whiskers Wine Cafe and the Raeburn House Hotel.

The business name, Herbie of Edinburgh, itself is well known throughout Edinburgh, bringing repeat custom and welcomes new customers every day. The business has been very successful and has traded for almost 30 years in Stockbridge, becoming popular firstly within the city the business now welcomes trade from outside the city with customers from as far as the US.

THE PROPERTY

The premises comprises a ground floor retail unit. Accessed via pedestrian glazed door leading to the front shop laid out with a food display unit, cooler unit, cashier desks and shelving units. Through to the back of the shop is a good sized commercial kitchen with further storage, office/staff area and WC.

ACCOMMODATION SUMMARY

The front door main entrance leads into the front shop. The shop accommodation is laid out over ground floor level, briefly, as follows:-

Ground Floor

Public Areas

- Shop Front with Display Units and Cashier Area

Service Areas

- Office
- Kitchen
- WC
- Storage

MEASUREMENTS

We have calculated from measurements taken on site the subjects extent to the approximate net internal areas:

Floor	Sq M	Sq Ft
Ground	45.78	492.77

TRADE

The current operators have successfully run Herbie of Edinburgh since 1997, with family previously running the business since 1994. Herbie of Edinburgh offers its customers a fantastic variety of products and produce, along with in-house cooked food. New incoming operators could take the business further with the already well-established trade here.

Trading accounts will be made available to genuinely interested buyers, preferably after viewing the property.

STAFF

TUPE regulations will apply to all members of staff.

USE CLASS

The premises benefits from Class 3 Consent.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

SERVICES

Mains water, electricity, drainage, and gas.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Herbie of Edinburgh Energy Performance Rating: TBC

The EPC is available upon request.

RATES / COUNCIL TAX

Herbie of Edinburgh — Rateable Value (£11,200)(1st April 2017)

TENURE

Leasehold

LEASE TERMS

The subjects are offered on the basis of a lease assignment. The rent is £15,000 per annum on a Full Repairing and Insuring Lease. It is a 10 year lease from May 2019 with the next Break Option in 2024 with the lease expiry date May 2029. In addition to the rent there is a £50.00 management fee.

PRICE

Offers around £80,000 are sought as a premium for the leasehold interest in the property, the trade fixtures, fittings, furnishings and equipment, excluding personal items, together with the goodwill of the business, which is being sold complete as a going concern. Stock in trade will be sold at valuation on the date of entry.

EXCLUSIONS

Standard industry items held under rental, lease or lease purchase agreements. (A list of personal items excluded from the sale can be provided on request.)

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

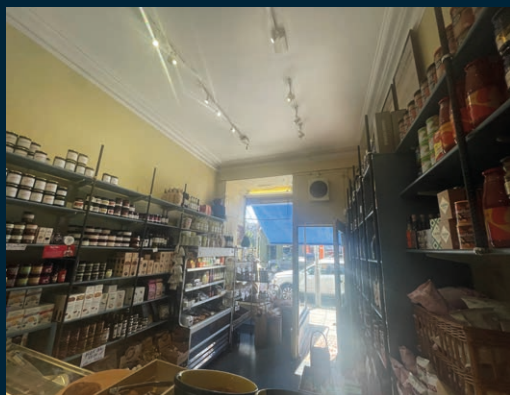
Strictly by appointment only to be made through the agent Graham + Sibbald. No approach to be made to the property or members of staff.

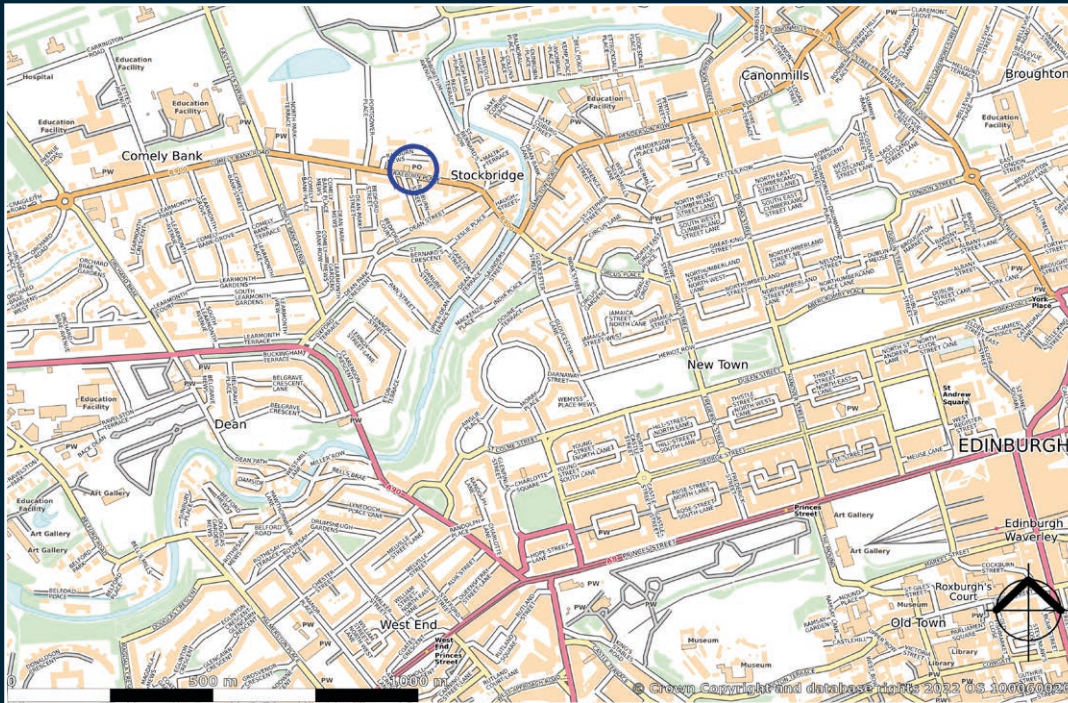
OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald

40 Torphichen Street, Edinburgh, EH3 8JB
Email — LT@g-s.co.uk

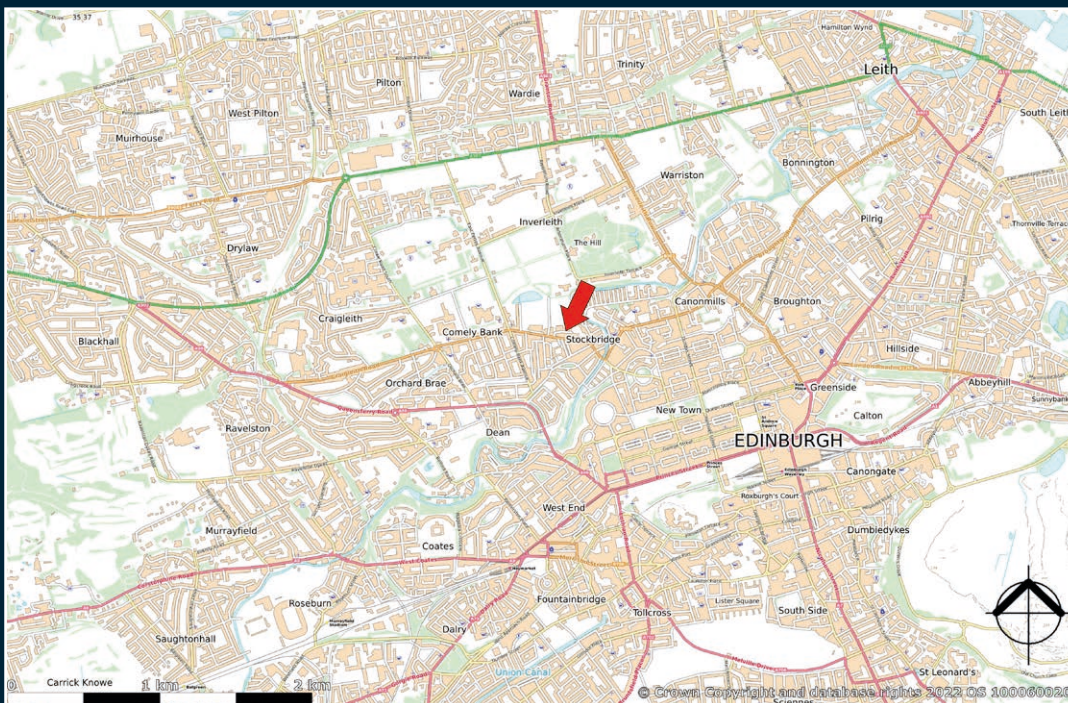




For any queries or to arrange a viewing, please contact —



Katie Tait
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 Katie.Tait@g-s.co.uk
 0131 240 5311 / 07500 423941
 Graham + Sibbald, 40 Torphichen
 Street, Edinburgh, EH3 8JB



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2022