



THE ARTFUL DODGER PUBLIC HOUSE

485 CALDER ROAD
EDINBURGH
EH11 4AW

- Busy shopping centre location
- Popular locals bar
- High Barreage
- Potential for food sales
- Ideal for hands on operator

SITUATION

The Artful Dodger is located in the centre of Sighthill shopping centre on the outskirts of Edinburgh city.

THE PROPERTY AND BUSINESS

The property comprises a large public/lounge bar with split level flooring and raised kitchen area with cellar below. The pub has been with the same owner for over 20 years and has a good locals clientele. The kitchen is presently not used but was rented out pre covid. A new owner could increase sales and profit by reopening the food side of the business. Our clients are looking to retire and wish to sell their leasehold interest.

LICENCE

The premises benefit from a Premises Licence under the Licensing (Scotland) Act 2005.

RATES

We are advised that the rateable value is £27,700 pa. Purchasers are advised to check this figure with the assessors.

TENURE

The property is held on a lease with app. 20 years left. The current rent is £30,000 PA plus management Fees of around £1,200. We understand no VAT is payable on the rent



PRICE

A fixed price of £90,000 (plus VAT if applicable) is sought for the leasehold interest, the trade fixtures, fittings and equipment.

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 Graham + Sibbald.

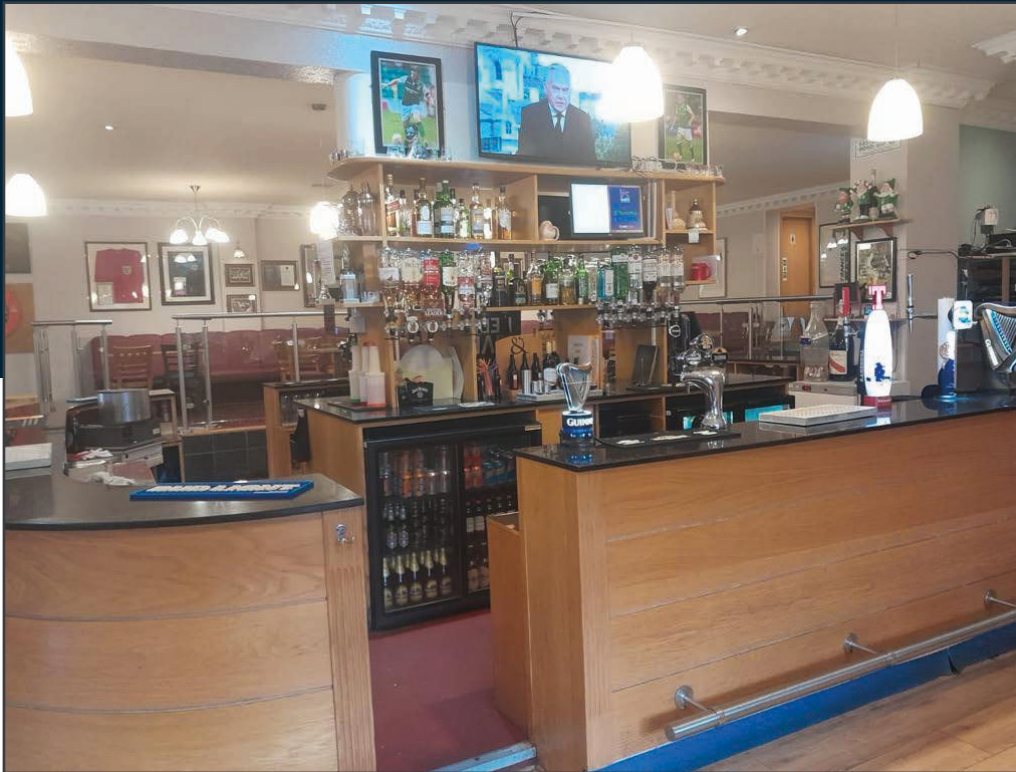
OFFERS

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

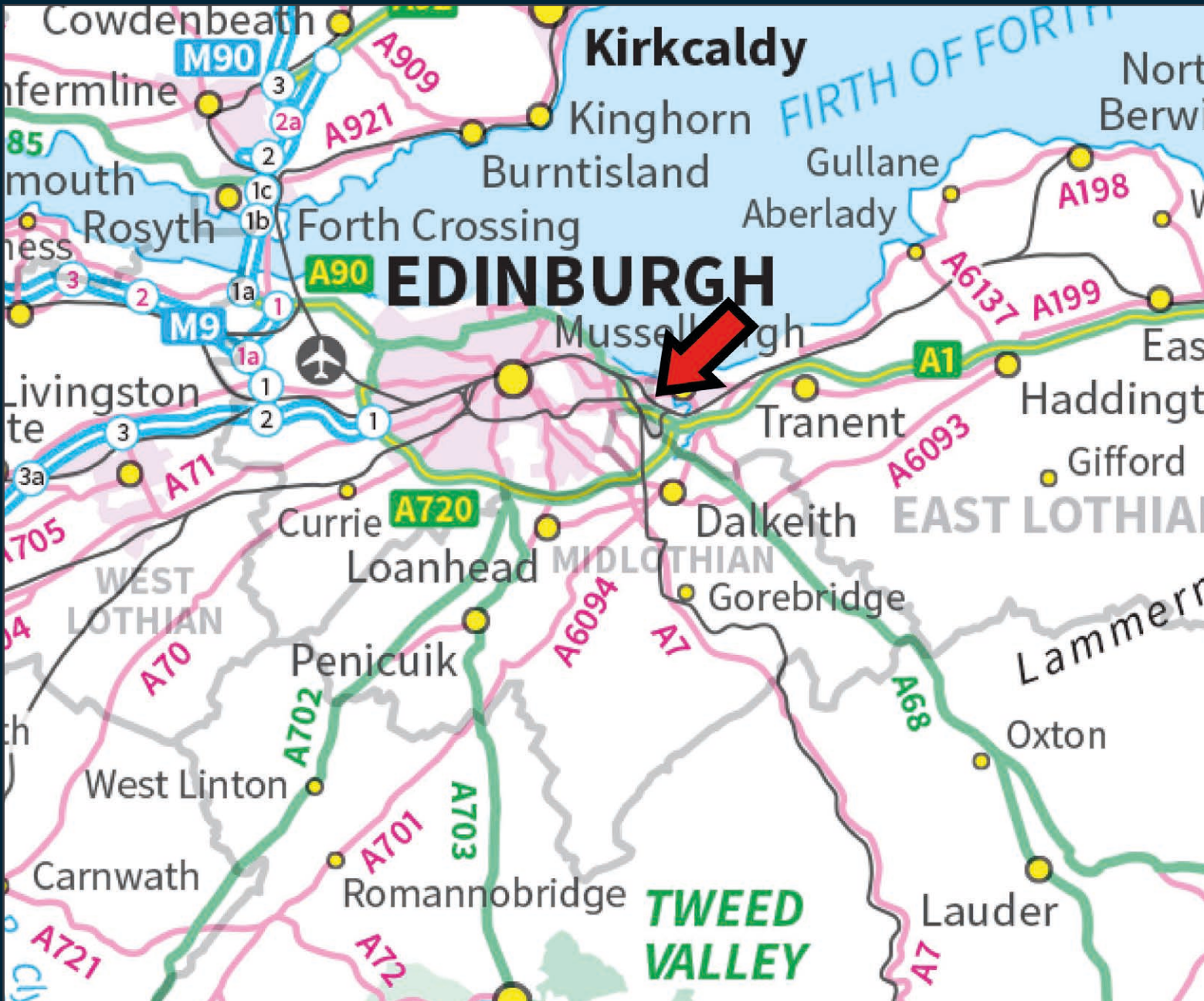
Graham + Sibbald

233 St Vincent Street, Glasgow, G2 5QY

Email — LT@g-s.co.uk







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



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ANTI-MONEY LAUNDERING (AML) PROCESS
 Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2022