



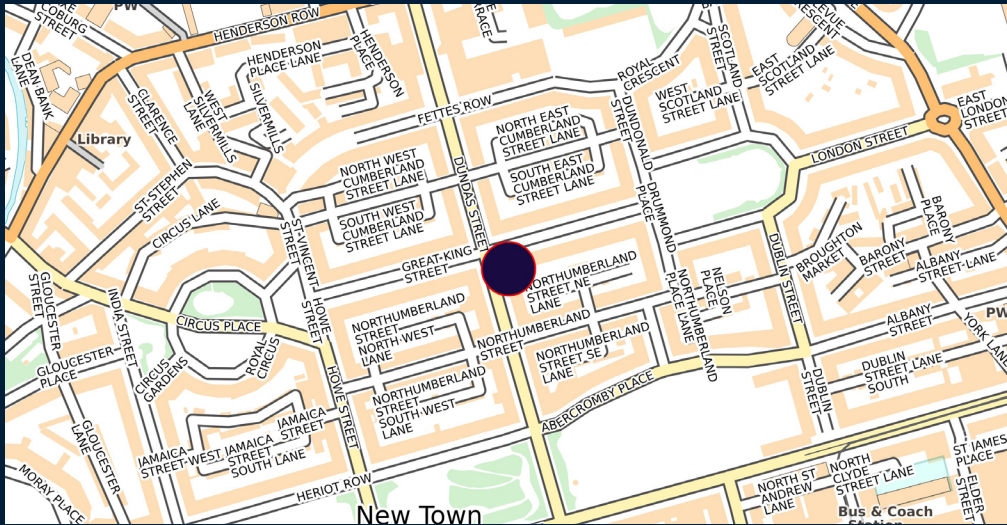
41 Dundas Street  
Edinburgh, EH3 6QQ

- Immaculately presented Edinburgh City Centre café
- Prominent position in desirable New Town district
- Recently completed refurbishment & fit out to an exceptionally high standard
- All fixtures, fittings, furnishings and equipment included in premium price
- Extends to 67.19 Sq m / 723 Sq Ft NIA









## LOCATION

The subject property is situated a short distance from the enviable "Golden Rectangle" of Edinburgh City Centre. More precisely the property lies on a prominent position on the east side of Dundas Street, in the New Town Conservation Area, at the intersection with Great King Street. There is a fantastic mixture of both residential and commercial occupiers in the vicinity, offering a consistently high level of footfall and passing traffic.

The exact location is highlighted on the map.

## DESCRIPTION

The subjects comprise a ground floor and basement retail unit, with restricted Class 3 consent, contained within a grade A-Listed 4 storey traditional stone constructed tenement block under a pitched and slate roof.

Externally the property benefits from full height single glazed display windows with access provided through timber framed and glazed recessed entrance door to the centre. The property also benefits from outdoor seating for up to 8 covers and an awning.

Internally, the property has been refurbished to an exceptionally high standard and presents in immaculate ready to trade condition. The ground floor provides an open plan café with delicatessen style servery and seating for 24 covers. The staircase towards the rear of the ground floor provides access to the basement level where there are male, female, and accessible WC facilities as well as a storage and staff kitchenette area. Accessed via the fire exit at basement are two external cellar stores, one of which has recently been dry lined and made suitable for use as dry storage.

## Accommodation

We have measured the subjects in accordance with RICS Code of Measuring Practice 6th Edition on a net internal Area basis in the order of: -

Floor	SQM	SQFT
Ground	45.19	486.42
Basement	22	237
<b>Total</b>	<b>67.19</b>	<b>723</b>

## SERVICES

Mains electricity, gas, water, and drainage.  
Gas fired central heating.

## EPC

The EPC will be available upon request.

## RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the current Rateable Value to be £14,400 (1st April 2023)

The property qualifies for a discount under the small business bonus rates relief scheme.

## LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred with this transaction. The prospective tenant shall be liable for any registration dues.

All figures quoted are exclusive of VAT.

## TENURE

New Leasehold.

## RENT / LEASE TERMS

The subjects are offered on the basis of a new Full Repairing and Insuring lease, seeking a commencing rent of £30,000 per annum.

## PREMIUM

Offers around £40,000 are invited for the trade fixtures, fittings, furnishings and equipment.

## VIEWING + OFFICE ADDRESS

Graham + Sibbald  
40 Torphichen Street  
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For any queries or to arrange a viewing, please contact —



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## IMPORTANT NOTICE

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6. Date of Publication: December 2023