

TO LET RESTAURANT



**138-140 Duke Street,
Edinburgh, EH6 8HR**

Rent - £25,000 per annum

Premium — Offers Over £20,000

- Licensed 30 Cover Restaurant in Vibrant Area of Edinburgh City Centre
- Has Operated as a Restaurant for 26 years
- Situated in Sought After & Lively District of Leith
- Brand New Lease Offered — terms negotiable
- NIA: 133.28 Sq m / 1,434 Sq Ft

INTRODUCTION

The restaurant is located on the south side Duke Street, within the vibrant Leith district of Edinburgh to the north side of the city centre. Leith is a well sought after location buzzing with trade, continuously growing in popularity with customers and residents. Trade remains strong in Leith with plenty of bars and restaurants to invite new custom and to keep returning custom.

Duke Street has a great mix of character with both commercial units at ground floor and residential dwellings situated above. The restaurant has, previously, benefitted from regular trade with repeat custom and has welcomed further trade from students and tourists.

The Landlord has owned and operated the restaurant for 26 years and have now, for personal reasons, decided to seek a tenant to continue to trade inside the property. The availability of the premises offers a new tenant a fantastic opportunity to operate an established, fully fitted, licensed restaurant in a bustling district of Edinburgh.

DESCRIPTION

The restaurant premises are arranged over ground floor and basement as part of a larger 4-storey traditional stone-built tenement property surmounted by a pitch and slate roof. The restaurant has a fantastic double frontage allowing natural light to pour in through the 3 large display windows.

Internally, to ground floor, is the main dining area, presently set up for 30 covers, with cash desk which also functions as the bar servery. The basement provides a private, good size, function room which the Landlord has refurbished and decorated to a great standard.

ACCOMMODATION

Internally the restaurants accommodation is arranged over ground floor and basement, and, can be summarised as follows: -

The main door opens into vestibule leading into: -

Ground Floor

- Restaurant (30) with cash desk / bar servery
- Ladies & Gents WCs
- Kitchen
- Storage Facilities

Basement

- Function Room
- Storage



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	65.98	710
Basement	67.3	724
Total	133.28	1,434

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 £14,300 (1st April 2023)



LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within 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 £25,000 per annum.

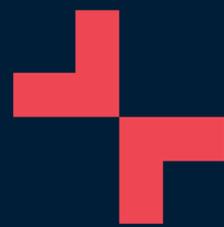
PREMIUM

Offers over £20,000 are invited for the trade fixtures, fittings, furnishings and equipment.

VIEWING

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB





GRAHAM SIBBALD

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



Ross Chinnery
Associate
07584 061146
Ross.Chinnery@g-s.co.uk



Katie Tait
Agent — Hotel + Leisure
07500 423941
Katie.Tait@g-s.co.uk

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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

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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.

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