

RESTAURANT/OFFICE/ RETAIL UNIT

- > LOCATED IN THE HEART OF LEITH WALK
- > **OFFERS OVER £45,000 PER ANNUM**
- > PREMISES EXTENDS TO 349 SQM / 3,757 SQFT
- > EXTENSIVE GROUND FLOOR & RECENTLY REFURBISHED BASEMENT
- > BENEFITS FROM CLASS 3 CONSENT
- > SUITABLE FOR RETAIL, OFFICE OR RESTAURANT USE



TO LET

250-252 LEITH WALK, EDINBURGH, EH6 5EL

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LOCATION

The property is situated on the west side of Leith Walk with Balfour Street to the south & Springfield Street to the north. Leith Walk is one of Edinburgh's most established secondary retail locations & is also a popular nightlife location with numerous national and local bars and restaurants occupying the surrounding streets. The property will benefit from Edinburgh's new tram extension to Newhaven which is due to complete in 2022. Nearby commercial operators include Lindsay + Gilmore, Chicken Club & Victoria.

DESCRIPTION

The property comprises an extensive corner premises on the ground and basement floors of a four storey stone build tenement. The ground floor consists of a large open plan area suitable for retail, office or restaurant use, benefitting from access from pavement level for customers and service access to the side vennel. The well accessed basement has WC facilities & has recently been refurbished offering a high-quality space suitable for a variety of uses. There are car parking spaces to the rear of the property which are available by separate negotiation. Details of the planning consent for restaurant use can be found here:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?keyVal=PQRVIJEW0XE00&activeTab=summary>



For further information or viewing arrangements please contact the sole agents:

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ACCOMMODATION	SqM	SqFt
Ground Floor	234	2519
Basement	115	1238
TOTAL	349	3757

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £14,000 . Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

PLANNING

The property would be suitable for restaurant, office or retail use under its existing planning class however there is potential for public house use subject to the necessary consents.

LEASE

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at an initial rent of £45,000 per annum.



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