



BODEGA, LEITH WALK

14-15 ALBERT PLACE, LEITH WALK, EDINBURGH, EH7 5HN



WELL PRESENTED RESTAURANT PREMISES
LOCATED ON LEITH WALK, CLOSE TO
EDINBURGH CITY CENTRE.

LEASEHOLD GUIDE PRICE £95,000
ANNUAL RENT £35,000

- Very well presented restaurant premises
- Excellent kitchen facilities
- Central position on famous Leith Walk
- Currently trading as well regarded Taqueria
- c.17 years remaining on current lease
- Suitable for a variety of trading styles/cuisines

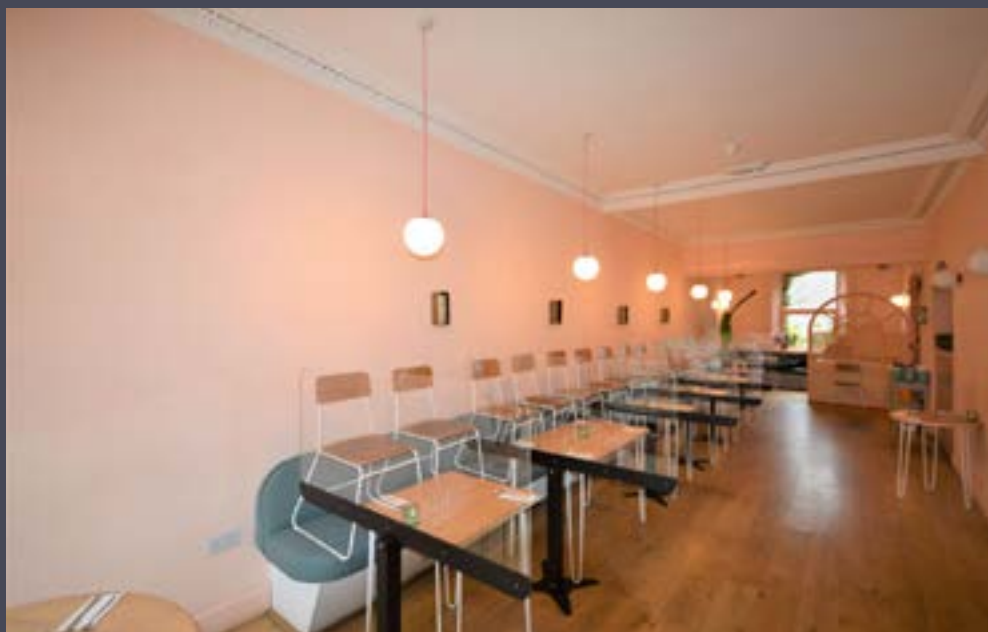
Situation

The restaurant occupies a prominent trading location on Albert Place which forms part of the famous thoroughfare of Leith Walk which links the shore at Leith with Edinburgh city centre.

The business is less than one mile from the city centre, situated close to the Pilrig junction which previously was the location of the boundary between Leith and Edinburgh. For decades Leith Walk has been one of the most important arterial routes in and out of the city centre and historically was the gateway to Edinburgh city centre, nowadays Leith Walk is a vibrant and eclectic mix of bars, restaurants, coffee shops and retail businesses as well as also being a hub for student accommodation.

The area is situated close to the east end of the city centre which has undergone huge transformation with the construction of the St. James Quarter. Additionally, the tram extension from York Place is well underway and will operate the length of Leith Walk to Newhaven directly in front of the property.





Property

The property occupies the ground floor and basement of a traditional Edinburgh Victorian tenement. The frontage has tasteful signage and car parking is available in the surrounding streets.

Internal details

Ground Floor There is a bar servery located immediately on the right when entering with full kitchen facilities and extraction behind. The remainder of the ground floor is laid out for around 45 covers in a bright setting with bench and free standing seating.

Basement A further, well equipped commercial kitchen is located in the basement along with plentiful storage and WC's.

We estimate the subjects extend to 170 square metres

The Business

Currently trading as Bodega, a highly regarded taqueria, well known in the area as a trendy and contemporary eatery specialising in street style tacos along with tequila and margaritas. The current owner will be relocating his brand so a new owner will need to rename the restaurant and has a free hand in terms of the cuisine and trading style that they would like to offer.

Leith continues to be a hugely popular area for businesses of this ilk with its eclectic mix of residents and the varied choice of bars and restaurants.

This unit is in great condition throughout and ready for a new operator to add their touch in a wonderful trading location.

Opening Hours

The current owner trades just 6 days a week from 5.00pm – 10.00pm – huge scope to expand on these hours to suit.

Trading Figures

Full trading, profit and loss accounts will be made available to seriously interested parties, only after formally viewing the business.

Licence

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

Services

Mains drainage, gas, electricity and water are all connected to the property. The property also has the benefit of CCTV and an alarm system.

Tenure

There is c.17 years remaining on the current lease, annual rent is £35,000 per annum.

Price

A guide price of £95,000 is sought for the leasehold interest in the property and all fixtures & fittings pertaining thereto.

Rateable Value

We are advised that the rateable value is £24,420.

EPC

A copy of the Energy Performance Certificate will be available upon request.

Business Purchase Finance

Please contact us for more information [click here](#).

Viewing

Strictly by appointment via the sole selling agents, Cornerstone Business Agents. Phone – 0131 445 7222 or email – info@cornerstoneagents.co.uk

Offers

All offers couched in Scottish legal terms should be submitted to the sole selling agents. No direct approach may be made to the vendors.

AML

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

Important Notes

[Click here](#)

Cornerstone Business Agents

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