

REFURBISHED RESTAURANT OPPORTUNITY

LOCATED IN THE HEART OF EDINBURGH'S
PREMIER INDUSTRIAL / BUSINESS AREA

RECENTLY REFURBISHED TO A HIGH STANDARD

5 MINUTES WALK FROM NAPIER UNIVERSITY

PROMINENT ARTERIAL ROAD LOCATION

ESTABLISHED RESTAURANT LOCATION

FLEXIBLE TERMS AVAILABLE

TO LET



SIGHTHILL ONE

1- 3 BANKHEAD MEDWAY, SIGHTHILL, EDINBURGH EH11 4BY

HERMISTON
GAIT RETAIL
PARK

NOVATEL
HOTEL

NATIONAL
RECORDS OF
SCOTLAND

EDINBURGH
PARK RAILWAY
STATION

BANKHEAD
INDUSTRIAL
ESTATE

LLOYDS
BANKING
GROUP

LOCATION

- » 5 miles west of city centre
- » Excellent access to M8/City Bypass
- » 5 minutes walk to Tram Halt
- » 10 minutes walk to Hermiston Gait Retail Park
- » 12 minutes walk to Edinburgh Park Railway Station

CITY
BYPASS

CATALYST
TRADE PARK

CALDER ROAD

SIGHTHILL
TRAM HALT

HMRC

LOCATION

Edinburgh, with a resident population of approximately 500,000 people and catchment of more than 1,000,000 people, is the Capital of Scotland and the sixth largest financial centre in Europe. 60% of Scotland's population lies within one hour's drive of the City, which is both the seat of the Scottish Parliament and Scottish Government.

Sighthill is Edinburgh's premier industrial, trade park and business location. Lying approximately 5 miles to the west of Edinburgh City Centre and benefitting from excellent road links to Scotland's motorway network adjacent. Sighthill Industrial Estate could be considered one of the premier industrial localities around Scotland's capital city.

More specifically the subjects which form part of the SIGHTHILL ONE development is prominently located on the corner of Bankhead Avenue and Bankhead Terrace to the northeast of Sighthill Industrial Park. Adjacent occupiers include Napier University (Sighthill Campus), HMRC, Bank of Scotland, Catalyst Trade Park and Makro.

ACCOMMODATION

The unit extends to a gross internal area of 449 Sq M (4833 Sq Ft)

RESTAURANT SITE PLAN

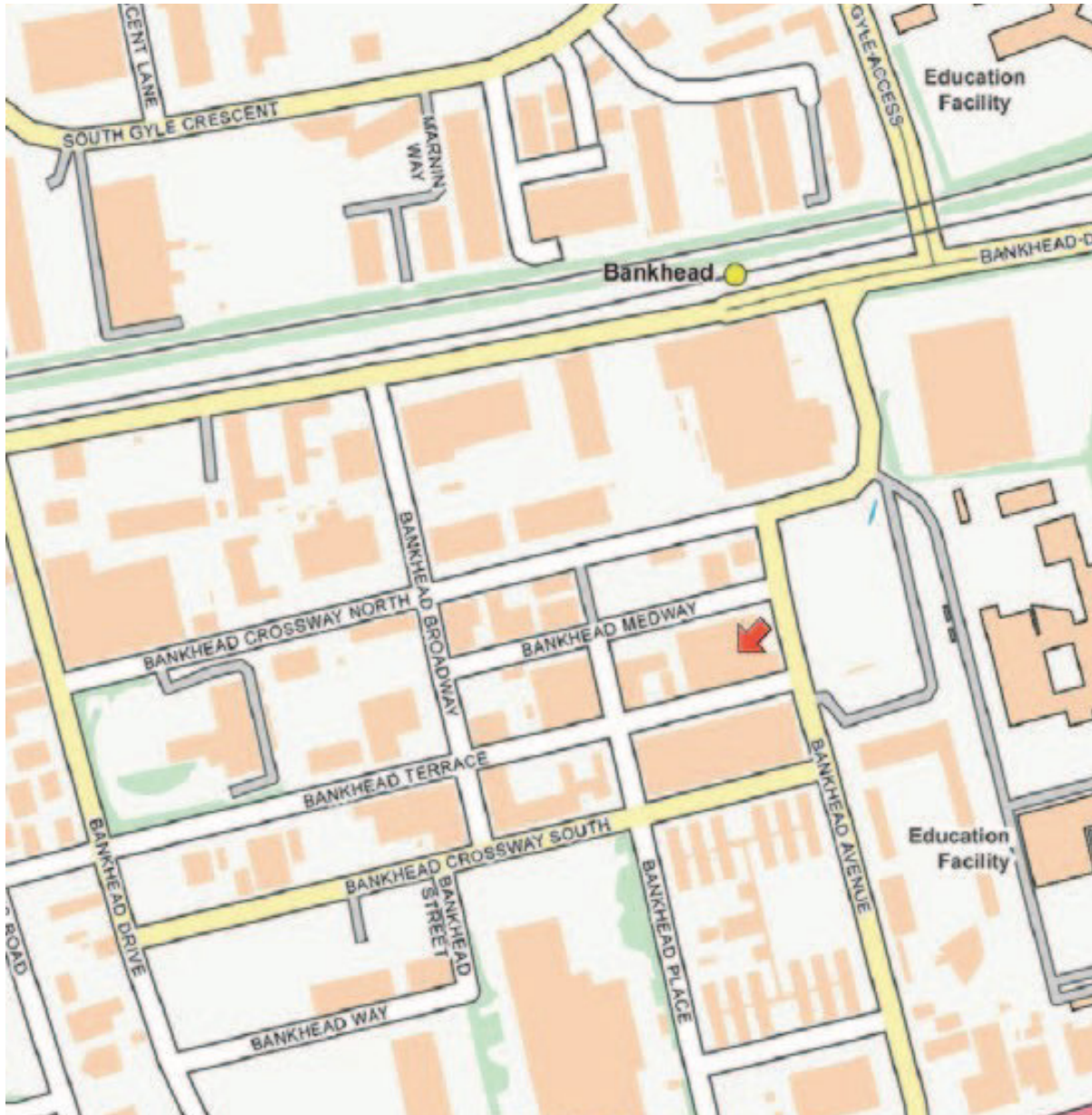


ELEVATION



SIGHTHILL ONE LAYOUT

Unit A	RESTAURANT	449 Sq M	4,833 Sq Ft
Unit B	RETAIL / WAREHOUSE	790 Sq M	8,503 Sq Ft
Unit C	WAREHOUSE / DISTRIBUTION	1,894 Sq M	20,386 Sq Ft
Unit D	OFFICE / BUSINESS CENTRE	740 Sq M	7,965 Sq Ft



DESCRIPTION

The premises form part of the new SIGHTHILL ONE Development which is currently being undertaken by SRA Ventures. The development is the result of the refurbishment of the iconic former Shapes warehouse which occupies a prime trading location in the heart of the most popular industrial services district of Edinburgh, Sighthill. It creates 4 unique business spaces consisting of a 100-desk business centre or office, a distribution warehouse, an 8000 Sq ft retail space and a restaurant.

The generously well-proportioned restaurant space is styled and decorated in a very opulent style with attractive marble flooring throughout. The main entry leads into a substantial café/takeaway seating space. This area has a well-presented bar and food display section.

The property offers a fully functioning commercial kitchen featuring stainless steel catering equipment. The unit is fully compliant with current legislative standards. In addition, there are several storage spaces throughout the property. Prior to the acquisition of the whole site by SRA ventures, the restaurant had traded very successfully for a number of years. We do not have any trading history from this period.

RATEABLE VALUES

The units will require to be assessed upon occupation.

EPC

The Energy Performance Certificates (EPC) are available on request.



LEASE TERMS

The premises are available to let on new full repairing and insuring leases for a term to be agreed.

For further information on lease terms and quoting rent, please contact the joint letting agents.

VAT

VAT will be payable on the rent, insurance and service charge.

DATE OF ENTRY

The units will be available for occupation from November 2018. Entry will be available either upon conclusion or purification of missives or by prior agreement with the Landlord

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred in this transaction.

VIEWING & FURTHER INFORMATION

Viewing and further information available from the joint letting agents:-

Keith Watters

DD: 0131 240 5326

E-mail : Keith.Watters@g-s.co.uk

Joe Helps

DD: 0131 225 5291

E-mail: Joe.Helps@g-s.co.uk

Peter Seymour

Mobile: 07967 551569

E-mail: Peter.Seymour@g-s.co.uk

Chris Duff

City Commercial Property

Mobile: 07725 268008

E-mail: Chris@citycommercialproperty.co.uk



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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2018