

FULLY FITTED RESTAURANT

- > PROMINENT FULLY LICENSED RESTAURANT
- > LOCATED IN THE HEART OF EDINBURGH'S STUDENT DISTRICT
- > OFFERS OVER £40,000 PER ANNUM FOR A NEW LEASE
- > OFFERS INVITED FOR FIT-OUT PREMIUM
- > PREMISES EXTENDS TO 242 SQM / 2,601 SQFT
- > EXTENSIVE GROUND FLOOR WITH 80 COVERS AND KITCHEN FACILITIES
- > ALL CONTENTS AVAILABLE FOR NEW TENANT



TO LET

16 DRUMMOND STREET, EDINBURGH, EH8 9TX

CONTACT: Steven Clarke steven.clarke@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk
Emily Anderson emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



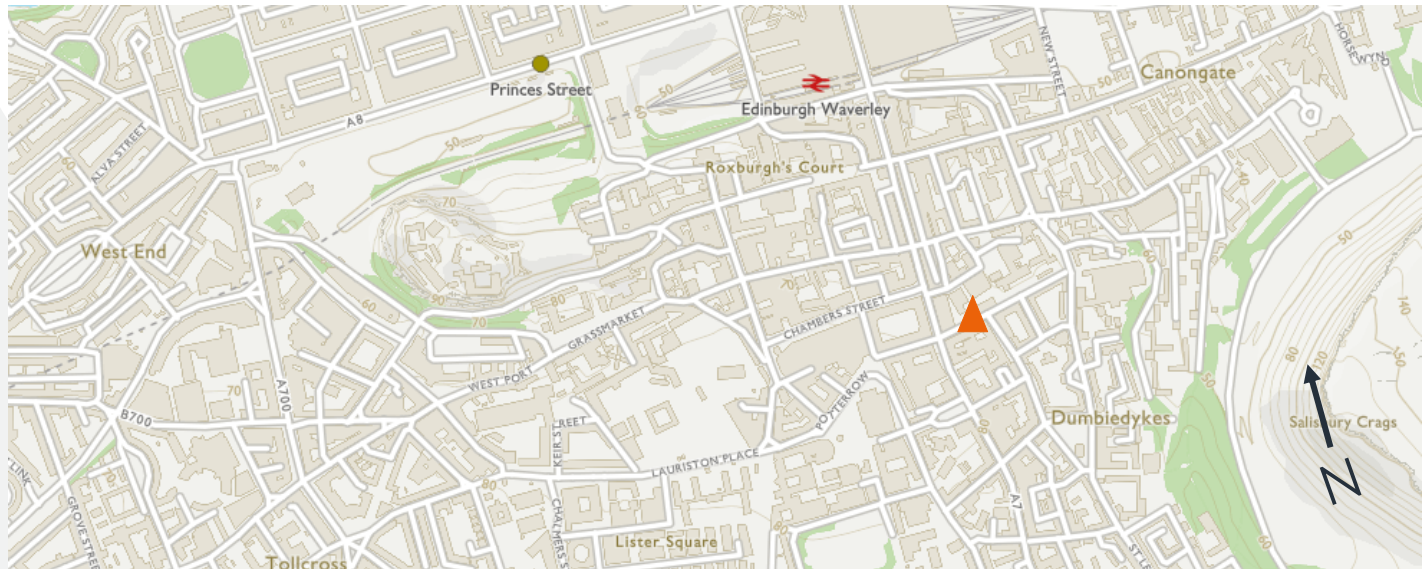
LOCATION

The property is situated within a city centre location on the south side of Drummond Street in Edinburgh's Newington area, which is firmly established as a student location given its proximity to Edinburgh University campus. This area of the city centre is a popular nightlife location for students with numerous national and local bars and restaurants occupying the surrounding streets. The property is in close proximity to Edinburgh's Old Town and Cowgate with nearby commercial occupiers including Brass Monkey Public House, The Black Medicine Coffee Co, BRGR Restaurant and Edinburgh University Pleasance Sports Facility.

DESCRIPTION

The property comprises an extensive restaurant premises on the ground and basement floors of a four storey residential terraced block. Ground floor consists of a large restaurant seating area, kitchen to the rear as well as fitted bar facility. The ground floor benefits from two access doors onto from pavement level for customers and also service access to the side vennel. The well accessed basement consists of various storage, staff room and customer WC facilities.

The space currently utilised as class 3 restaurant use but may be suitable for public house use subject to consent. The property also benefits from an active alcohol license which a new tenant would benefit from.



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

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Steven Clarke steven.clarke@shepherd.co.uk & Emily Anderson Emily.anderson@shepherd.co.uk

www.shepherd.co.uk



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| ACCOMMODATION | SqM | SqFt |
|---------------|------------|--------------|
| Ground Floor | 163 | 1,756 |
| Basement | 79 | 845 |
| TOTAL | 242 | 2,601 |

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 £33,500 which results in payable rates of £16,415 per annum. 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

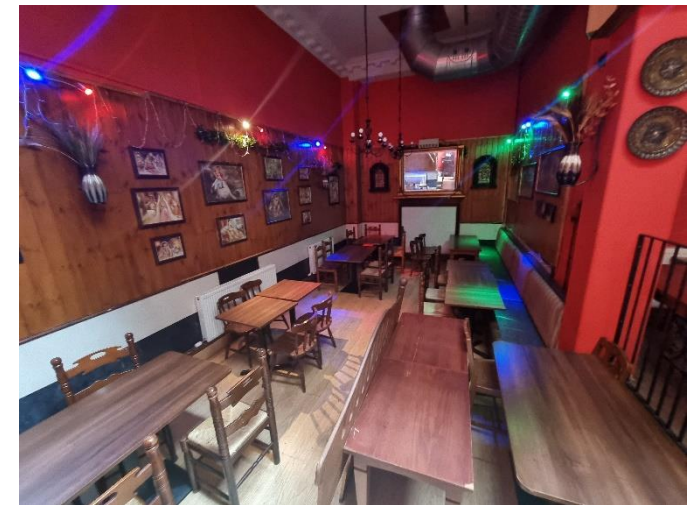
Released on application.

PLANNING

The property would be suitable for restaurant use under its existing planning class however there is potential for public house or retail 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 £40,000 per annum.



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