# LEASE FOR SALE

3 Shandwick Place
Edinburgh EH2 4RR




## Prime Restaurant Unit - Lease For Sale
## *Due To Relocation

## Passing Rent: £25,000 pa Excl. VAT
## Premium Offers Invited

## Ground Floor: 467 sq ft

### Location

The subject property occupies a prominent position on Shandwick Place, forming part of the A8 arterial route that connects the city centre with the western suburbs and airport. The surrounding environment is characterised by a diverse mix of uses — including retail, hospitality, professional services, and residential — which together generate strong levels of trade throughout the day and into the evening.

The immediate vicinity benefits from a blend of well-known high street occupiers and quality independent operators. Additionally, several new hotel developments planned for Princes Street will further enhance footfall and evening activity across the West End, strengthening this area's long-term trading prospects.

Nearby occupiers include The Huxley, Kyloe, Ask Italian, Ryan's Of Edinburgh, The Johnnie Walker Experience, Ghillie Dhu and The Caledonian Hotel.

### Description

The subjects comprise a prominent ground floor restaurant unit forming part of a traditional stone-built terrace on Shandwick Place, benefitting from direct street-level access and a distinctive glazed frontage providing strong visibility to passing pedestrian footfall.

Internally, the accommodation is fully fitted and currently trading as a Mexican-themed taco restaurant, arranged in an open-plan customer seating area providing c.20 covers, with high ceilings and vibrant finishes creating an inviting and characterful dining environment. To the rear, the unit benefits from a fully fitted commercial kitchen with extraction, together with ancillary preparation and storage space and customer WCs.

In addition, there is a further external seating area accommodating approximately 30 covers, enhancing the overall trading potential.

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## Accommodation
The premises are arranged over ground floor level only and comprise the following approximate net internal area:

Ground Floor: 467 sq ft / 43.40 sqm

## Lease
The subjects are held on an FRI lease expiring 1st September 2035 with a rent review effective on 2nd September 2030 upwards only to OMV subject to a minimum uplift to £30,000 pa.

## Passing Rent
The current passing rent is £25,000 pa exclusive of VAT.

## Premium
Premium offers invited.

## Rates
Rateable Value: £19,300
UBR (2026/27): £0.481
Rates Payable: £9,283 pa

## Planning
The premises benefit from having full Class 3 consent.

## EPC
An EPC report is available on request.

## Legal Costs
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Anti-Money Laundering Regulations
In order to comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.








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