ORINSEN

FOR SPACES THAT WORK

RESTAURANT — ASSIGNATION

15–17 GRINDLAY STREET

ROYAL LYCEUM THEATRE · EDINBURGH EH3 9AX

STRICTLY PRIVATE & CONFIDENTIAL — THE SALE IS NOT KNOWN TO STAFF. NO DIRECT APPROACH TO THE PREMISES OR EMPLOYEES.

RENT	SIZE	PREMIUM
£42,800 pa	**2,269 sq ft**	**Offers Sought**
Plus VAT · paid monthly in advance	210.87 sqm · GF + mezzanine	Assignation

0131 374 1111

LOCATION

15-17 Grindlay Street lies immediately off Lothian Road (A700), a principal arterial route into the city centre. Haymarket rail station is around 0.5 miles to the west and Edinburgh Waverley approximately 1 mile east, with Edinburgh Airport some 8 miles via the A8.

Lothian Buses run frequently along Lothian Road, with the nearest tram stop at the West End / Shandwick Place a short walk north. The unit draws captive theatre footfall from the Royal Lyceum, Usher Hall, Traverse and EICC, alongside operators including **Nando's, Ting Thai Caravan** and **Kanpai Sushi.**

DESCRIPTION

The subjects comprise a fully-fitted restaurant arranged over ground floor, set within a traditional ashlar stone frontage of three arched, part-glazed openings onto the Grindlay Street pedestrian forecourt. The unit falls within Class 3 (Food and Drink) under the Use Classes (Scotland) Order. The premises are handed over with the existing fit-out in place — trade kitchen, servery and customer seating — allowing an incoming operator to trade with minimal capital outlay. Customer and staff WC facilities are provided.





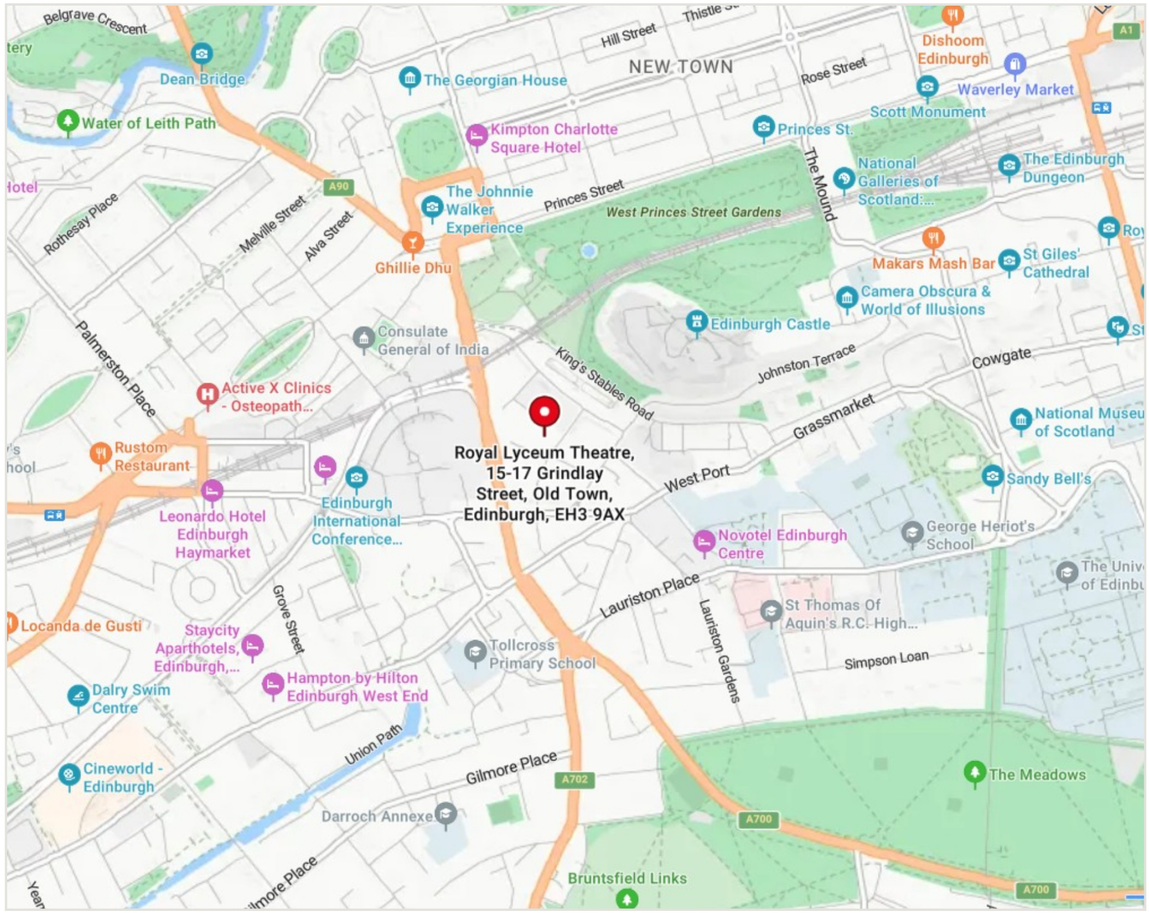


FURTHER INFORMATION

ACCOMMODATION	The premises are arranged over ground and mezzanine levels and comprise the following approximate net internal areas: - Ground Floor 1,260 sq ft (117.10 sqm) - Mezzanine 1,009 sq ft (93.77 sqm) - **Total 2,269 sq ft (210.87 sqm)**
THE OPPORTUNITY	Assignation of the existing Concession Agreement in respect of the restaurant, currently trading as Konj.
RENT	**£42,800 per annum** exclusive of VAT, payable monthly in advance.
PREMIUM	Premium offers sought for our clients' fixtures and fittings.
TERM	The lease runs to 9th July 2034.
EPC	An EPC report is available on request.
RATING	The premises have a Rateable Value of £41,000. Based on the current UBR (2026/27) of £0.481, rates payable are approximately **£19,721 per annum**. Interested parties should satisfy themselves as to the level of rates payable.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The ingoing tenant will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser/tenant will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents. No direct approach to the premises or employees.



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