DM HALL

To Let

Refurbished Class 3 Restaurant



287 Leith Walk,
Edinburgh
EH6 8PD

35.67 sq m
(384 sq ft)

- Recently refurbished Class 3 restaurant premises
- Highly sought after location with high levels of passing trade and footfall
- Benefits from the Edinburgh Tram line, with a stop directly outside
- Planning approved for 20 restaurant covers (26/00123/FUL)
- New full extraction system recently installed
- New gas connection installed
- Offers over £20,000 per annum are invited
- VAT not applicable on rental payments
- A £30,000 premium is sought for the benefit of the recent refurbishment including canopy extraction

LOCATION

The subjects are located on Leith Walk, a vibrant and historic street located to the east end of Edinburgh's city centre.

The road itself connects Edinburgh's city directly to the Leith district via road, bus and the recently extended Edinburgh east end — Newhaven tram line.

287 Leith Walk itself sits on the eastern side of Leith Walk between the junctions/turnings for Dalmeny Street and Jameson Place. The premises benefits from a Newhaven line tram stop directly outside.

The area boasts a mix of residential and commercial uses, with nearby occupiers including Your Move, Tesco Express and Cake Box.





DESCRIPTION

The subjects comprise a rarely available, ground floor Class 3 restaurant premises, set within a larger, traditionally constructed 4-storey building, surmounted by an assumed pitched and slated roof.

Internally, the premises is arranged to provide a main restaurant seating area, with the kitchen and WC located to the rear, at ground floor level.

The property benefits from a large, glazed frontage, with access achieved via a recessed timber framed pedestrian access door.

The subjects have undergone significant refurbishment, with the landlord having replaced the shopfront in its entirety and installed an accessible WC. The landlord has also upgraded the electrics to 3-phase, installed a gas connection and canopy extract.

FLOOR AREA

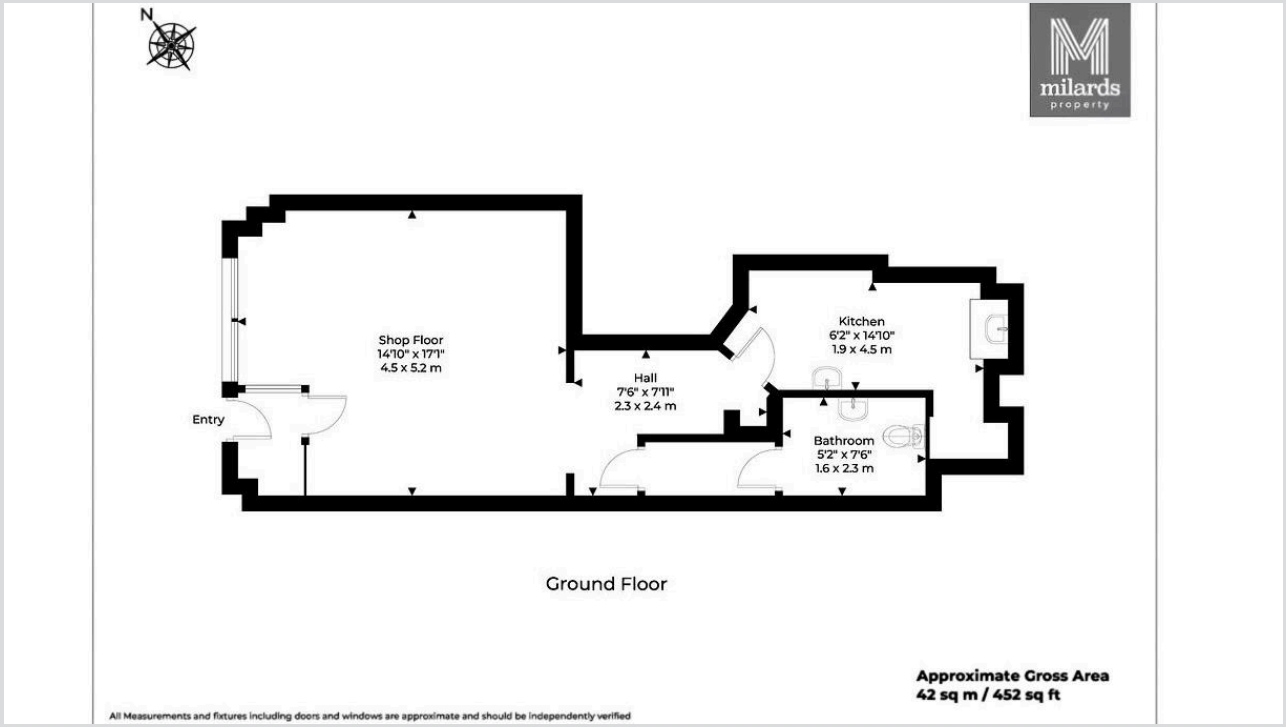
The accommodation comprises the following areas and has been measured in accordance with RICS Code of Measuring Practice 6th Edition:

Floor/Unit	Building Type	sq ft
Ground	Restaurant	384
Total		**384**

RENTAL

We are seeking offers over £20,000 per annum (plus VAT) for the benefit of the leasehold interest in the subjects.

The subjects are offered on a leasehold basis, for a minimum term of 5-years.







PERMITTED USE

The subjects have recently been granted a change of use from a Class 1A retail use, to a Class 3 restaurant with approval for 20 covers. More information on the exact planning details can be found using 26/00123/FUL Planning Reference.

PREMIUM

A £30,000 premium is sought for the benefit of the recent refurbishment including canopy extraction, gas connection, new frontage, white-box refurbishment, new accessible WC.

EPC

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LEGAL COSTS

Each party to bear their own costs

VAT

Not applicable. We have been advised that VAT will not be chargeable on rental payments

NON-DOMESTIC RATES

Rates Payable: According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £8,300. It should be noted that under the terms of the Small Business Bonus Scheme, ingoing occupier may be eligible for 100% rates relief. More information can be found at www.saa.gov.uk.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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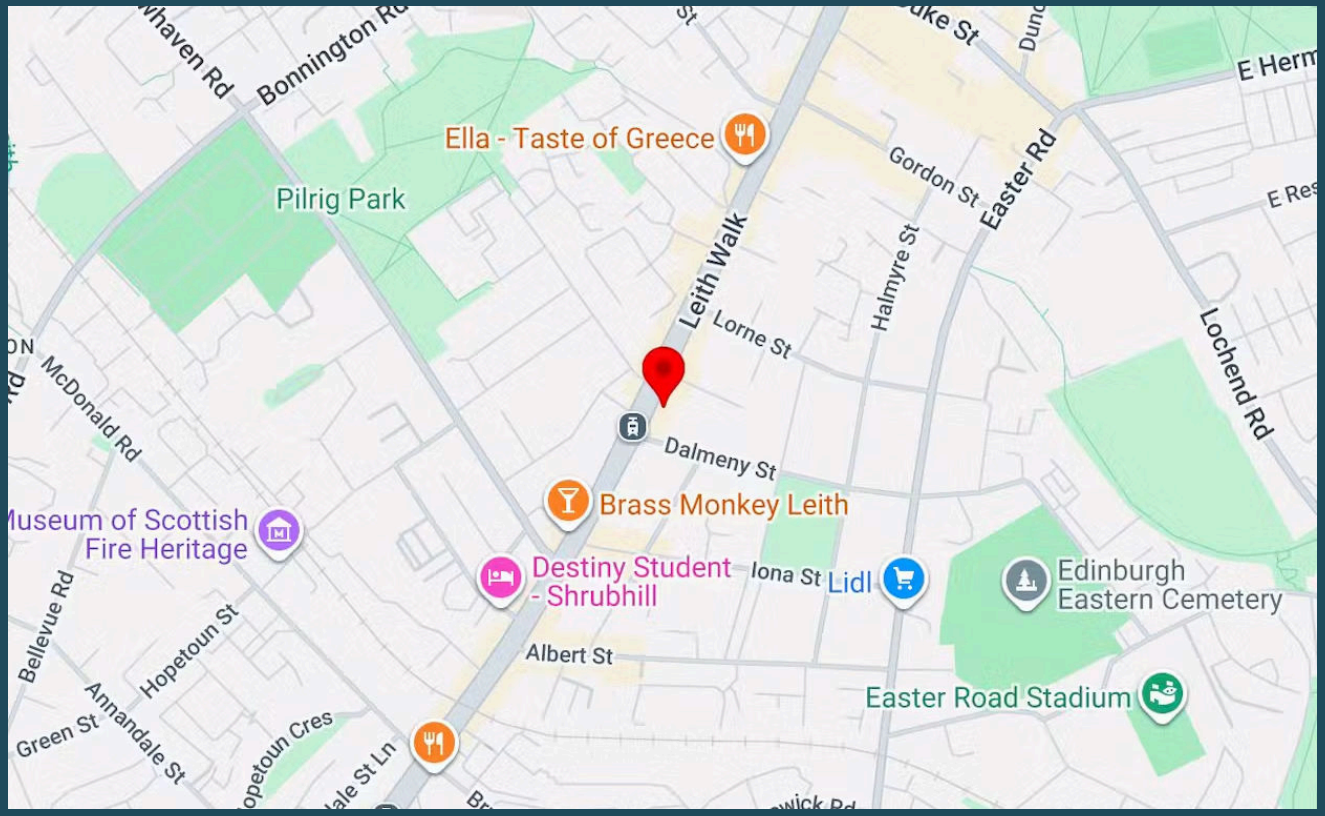
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: ESA4010

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