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FULLY FITTED & LICENSED
RESTAURANT UNIT — LEASE FOR SALE

250–252 LEITH WALK

EDINBURGH EH6 5EL

PASSING RENT	FLOOR AREA	TENURE
£54,000 pa	**2,570 sq ft**	**Premium**
Excl. VAT	238.77 sqm · Ground & Basement	Offers Invited

0131 374 1111

LOCATION

The subjects occupy a prominent position on Leith Walk, within the vibrant and rapidly regenerating Leith area of Edinburgh, close to the Foot of the Walk and Leith's established hospitality and retail quarter. Leith Walk is one of Edinburgh's principal arterial routes, connecting the city centre with the Port of Leith.

The location benefits from excellent public transport connectivity, being served directly by the Edinburgh Trams network, which runs the length of Leith Walk, together with numerous frequent bus routes. Neighbouring occupiers include **Best Kebab House** immediately adjacent, alongside a range of independent bars, restaurants and retailers reflecting Leith Walk's popular food and drink scene.





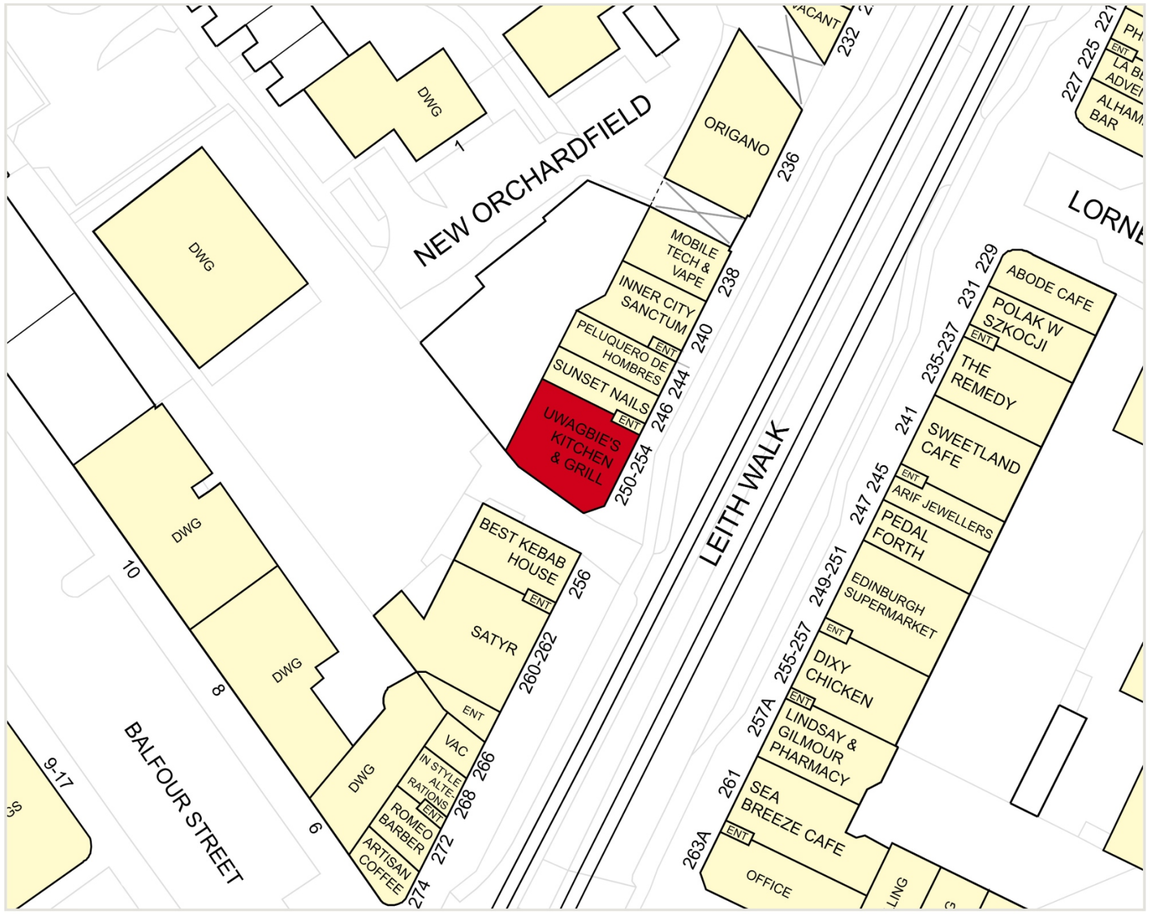
DESCRIPTION

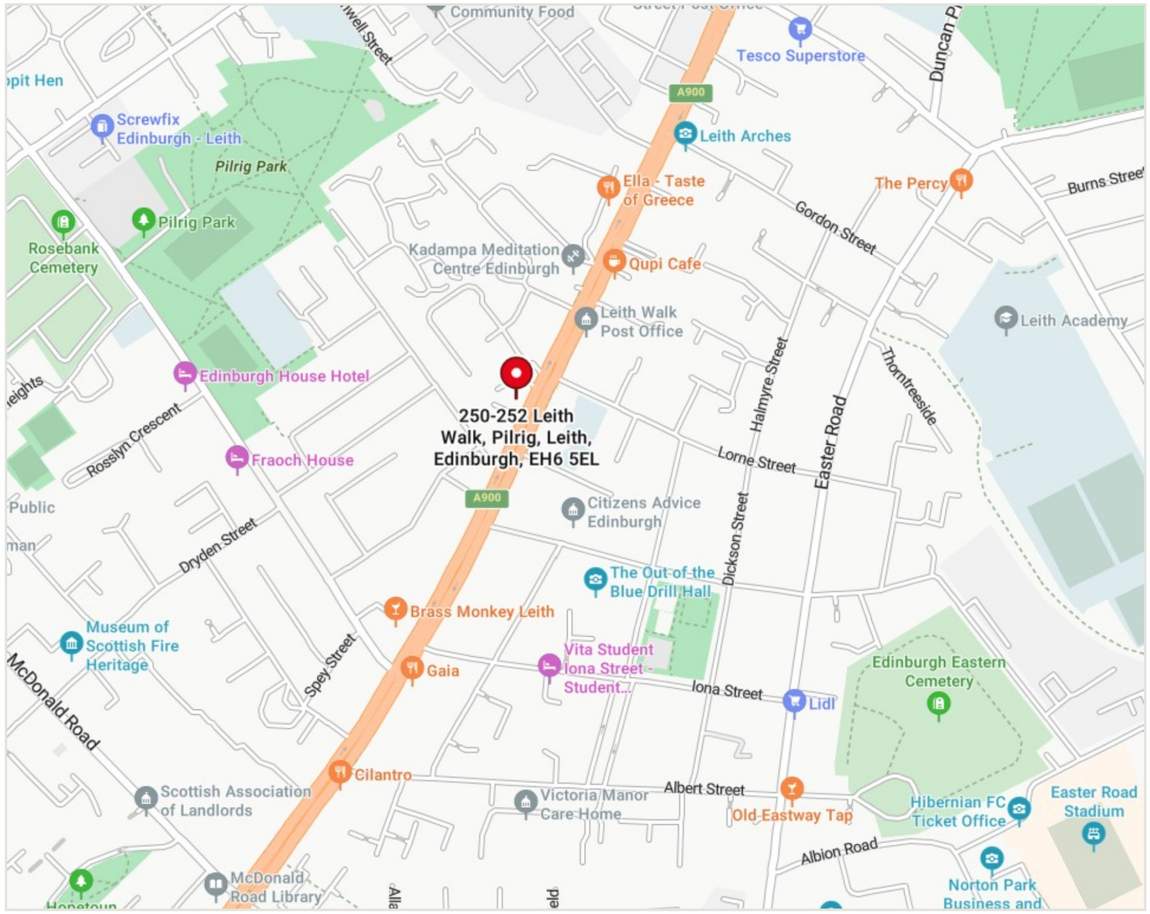
The subjects comprise a prominent corner restaurant unit arranged over ground and basement floors of a traditional four-storey stone-built tenement, with an extensive glazed frontage, outdoor seating and roller-shutter security. The property is currently fitted out as a restaurant / bar with full extraction system and kitchen in place. The lease permits use as a restaurant (or other Class 3 Food & Drink use, subject to landlord approval), and would suit a variety of restaurant, bar and hospitality operators.

FURTHER INFORMATION

ACCOMMODATION	The premises comprise the following approximate net internal areas: - Ground Floor, Customer Area 1,251 sq ft (116.18 sqm) - Ground Floor, Kitchen & Staff 289 sq ft (26.86 sqm) - Basement 1,030 sq ft (95.73 sqm) - **Total 2,570 sq ft (238.77 sqm)**
LEASE	FRI lease expiring 31 May 2038, with a tenant option to extend for a further 5 years. Upward-only rent reviews in June 2028 and June 2033, to the higher of passing rent or open market value.
PASSING RENT	**£54,000 per annum**, exclusive of VAT.
PREMIUM	Premium offers invited.
PLANNING	Class 3 consent. The subjects are also fully licenced for the sale of alcohol.
EPC	An EPC report is available on request.
RATING	Rateable Value £41,700 · UBR (2026/27) £0.481 · Rates payable **£20,058 pa**.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



Andy Bain

T 0131 374 1111
M 07770 524977
E abain@orinsen.com



Joe Stephenson

T 0131 374 1111
M 07580 519431
E joe@orinsen.com

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