LEASE FOR SALE

23B Shandwick Place
Edinburgh EH2 4RG



Fully Fitted Nightclub / Bar Opportunity

Premium Offers Sought For Our Clients Fixtures Fittings & Leasehold Interest

Passing Rent: £47,000 pa

Size (GIA): 2,000 sq ft

Location

The subject property occupies a prominent and highly visible position on Shandwick Place, a key thoroughfare linking the city centre with the western districts and airport. The surrounding area boasts a dynamic mix of uses, including retail, hospitality, professional services and residential, generating consistent activity throughout the day and into the evening.

The immediate vicinity benefits from a combination of well-established high street brands and popular independent operators. Nearby occupiers include Greggs, Costa Coffee, Boots, Pret A Manger, alongside a variety of local bars, cafes, and restaurants. The arrival of several new hotel developments on Princes Street is expected to further increase footfall and evening activity, enhancing the area's appeal for both visitors and residents and strengthening the long-term trading prospects of this vibrant West End location.

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

Description

The subjects comprise a self-contained, fully fitted lower ground floor bar/nightclub, positioned within a traditional stone-built tenement on Shandwick Place. Access is provided via a dedicated staircase descending from street level, creating a defined and controlled entrance suited to a late-night trading environment.

Internally, the unit is fully fitted and arranged to provide a central bar, open dancefloor and a series of seating areas. The space is configured for late-night trading, with integrated lighting, sound system and DJ/performance area creating a vibrant nightclub environment.

Additional accommodation includes customer WCs together with staff and storage areas. The layout allows for efficient circulation and lends itself well to high-volume operation.

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90A George Street, Edinburgh EH2 3DF
T: 0131 374 1111 info@orinsen.com orinsen.com

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Accommodation
The premises are arranged over lower ground floor level and comprise the following approximate gross internal area:

Lower Ground Floor: 2,000 sq ft / 185.87 sqm

Lease
The premises are held on a full repairing and insuring (FRI) lease expiring January 2040 with a tenant only break option in January 2035.

Rent
The current passing rent is £47,000 pa.

Rates
Rateable Value: £28,800
UBR (2026/27): £0.481
Rates Payable: £13,852 pa

Planning / Licence
The premises currently benefit from having Class 11 consent as well as a 3am premises license (extended to 5am during the Edinburgh Festival Fringe and Christmas periods)

EPC
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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