



TO LET/MAY SELL

69 North Castle Street
EDINBURGH EH2 3NS

- Fully Fitted & Licensed Restaurant
- Edinburgh City Centre
- Prominent Corner Location
- Ground: 1,110 sqft/Basement: 1,422 sqft

Location

Edinburgh is Scotland's Capital City and has a resident population of 495,000 people and is one of the strongest retailing centres in the UK with a catchment of 1.6 million persons. The City is second only to London as a financial and tourist location in the United Kingdom, with in excess of 4.5 million visitors per year. The unit occupies a very prominent corner location fronting both North Castle Street and Queen Street in the heart of Edinburgh's New Town, in close proximity to both George Street and Princes Street, Edinburgh's principal shopping streets.

There are a host of quality restaurant and bar operators all located within the vicinity including **The Honors, Time 4 Thai, Chaophraya, Tonic, Fazenda, Contini, Badger & Co, Copper Blossom, Rabble, Cafe St Honore, Cote, El Cartel, Fishers In The City and Dusit.**

Accommodation

The unit comprises a fully fitted corner ground and basement restaurant unit contained within a 3 storey attic and basement traditional Georgian building, extending over the following approximate gross internal floor areas:

Ground Floor	1,110 sq ft	(103.17 sq m)
Basement	1,422 sq ft	(132.09 sq m)
Total	2,532 sq ft	(235.26 sq m)

In addition there is scope for external storage in the cellars below the pavement level.

The unit itself has been recently redecorated and is fitted out as a high-end fine-dining restaurant with fully fitted kitchen, toilets, and extract in place. The ground floor has the main restaurant area and kitchen with a private dining room, back-up kitchen and toilets on the basement level.

In addition the occupier will have access to use Queen Street Gardens.

Planning

The unit currently trades as a restaurant falling under Class 3 within the Town & Country Use Classes (Scotland) Order 1997.

Terms

Our clients are seeking rental offers of over **£60,000 per annum** exclusive for a long term lease, or could consider selling the unit - price on application.

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£40,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£19,600**.

Energy Performance Certificate

EPC Rating = F+

Date of Entry

By arrangement.

Legal Costs

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

Viewing

All viewings to be arranged via the sole letting agent Eric Young & Co on 0131 226 2641.

eric**young**&CO

This is a detailed street map of the Hill Street area in Glasgow. The map shows a grid of streets including Hill Street, George Street, Rose Street, and Princes Street. Building footprints are shown in yellow, and street names are labeled in black. A red building is highlighted on Hill Street near the top left. A blue arrow pointing upwards is labeled 'North' in the bottom right corner.

Agency Rent Reviews Asset Management Rating Investment Development