

# 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 sq ft



## 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	1,110 SQ FT	103.2 SQ M
BASEMENT	1,422 SQ FT	132.1 SQ M
TOTAL	2,532 SQ FT	235.3 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 2023 is **£37,000**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p this rateable value will result in an estimated rates liability in financial year 2023/24 of **£18,426**.

## 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

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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