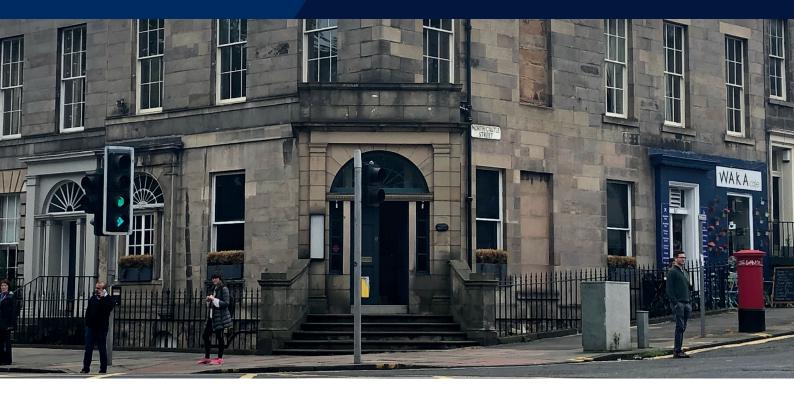
# TO LET/MAY SELL

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 restuarant 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 highend 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 appilcation.

#### 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.





# **TO LET/MAY SELL**



69 North Castle Street Edinburgh EH2 3NS



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

**GET IN TOUCH** 



Eric Lindgren elindgren@eyco.co.uk 07884 492 688 0131 558 5103

EJL/JH/ED3402 - Date of publication: 25 May 2023

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements for the supervised of them. (2) No parts of the supervised of them. or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

🕨 Retail & Leisure 🕨 Business Space 🕨 Capital Markets 🕨 Lease Advisory 🕨 Development 🕨 Rating