



**FIDRA**

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# RESTAURANT LEASE FOR SALE

107-109 St Leonard's Street, Edinburgh



## Location

The restaurant is prominently located on St Leonard's Street, a busy street on the south side of Edinburgh which benefits from high foot and vehicular traffic. Edinburgh University is nearby as is Arthur's Seat, resulting in a good mix of students, tourists and locals in the area.

## Existing Lease Terms

The current FRI lease expires in October 2034 with the next rent review in October 2030.

## Description

The restaurant has recently been renovated and is fully licensed with space for circa 35-40 covers internally and further externally. The basement is easily accessed and is used for prep and storage.

## Passing Annual Rent

£30,000 per annum exclusive

## Premium

£65,000 for the lease and all fixtures & fittings.

Planning  
Class 3

EPC  
On application.

Rateable Value 2026  
£22,400

Approx Areas  
Ground 1,000 sq ft  
Basement 570 sq ft



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Hospitality & Retail  
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## Anti Money Laundering

The money laundering, terrorist financing and transfer of funds (information of the payer) came into force in June 2017. This requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser (s) will need to provide as a minimum proof of identity and residence.

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Date - Jan 2026

## Viewing Arrangements

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