



**FIDRA**

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# RESTAURANT LEASE FOR SALE

## 38 Shore, Leith, Edinburgh



### Location

The restaurant is prominently located on The Shore, in the heart of Leith, one of Edinburgh's most vibrant neighbourhood's. Leith is renowned for food and drink with nearby operators including Browns of Leith, The Kitchen, TOAST, Barry Fish, Heron and Martin Wishart to name a few.

### Description

The restaurant is fully licensed and in turn-key condition with space for circa 40-50 covers internally and a further 30-40 externally.

### Passing Annual Rent

£40,000 per annum exclusive

### Existing Lease Terms

The current FRI lease expires in April 2031 with a tenant option to renew for a further 5 years. The next rent review is in April 2026.

### Premium

£75,000 for the lease and all fixtures and fittings.

Planning  
Class 3

Rateable Value 2023  
£50,900

EPC  
On application.

Approx Areas  
Ground - 2,150 sq ft



**FIDRA**  
Hospitality & Retail  
Property Agents



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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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