



## 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 neighbourhoods. Leith is renowned for food and drink with nearby operators including Browns of Leith, The Kitchin, 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





## 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.

## Fidra Property Consultants give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating any contractual relationship or commitment.

Date - Jan 2026

## Viewing Arrangements

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