



## RESTAURANT / BAR LEASE FOR SALE

### 260-262 Leith Walk, Edinburgh



#### Location

The premises is prominently positioned on Leith Walk near it's junction with Balfour Street. Leith Walk is one of Edinburgh's most vibrant locations with an eclectic mix of bars, restaurants and retail.

#### Existing Lease Terms

The current FRI lease expires in July 2032.

#### Description

The premises is in fantastic condition having recently been refurbished. Internally there is space for circa 60-70 covers and the bar is free of tie.

#### Passing Annual Rent

£55,000 per annum exclusive

#### Premium

£90,000 for the lease and all fixtures & fittings.

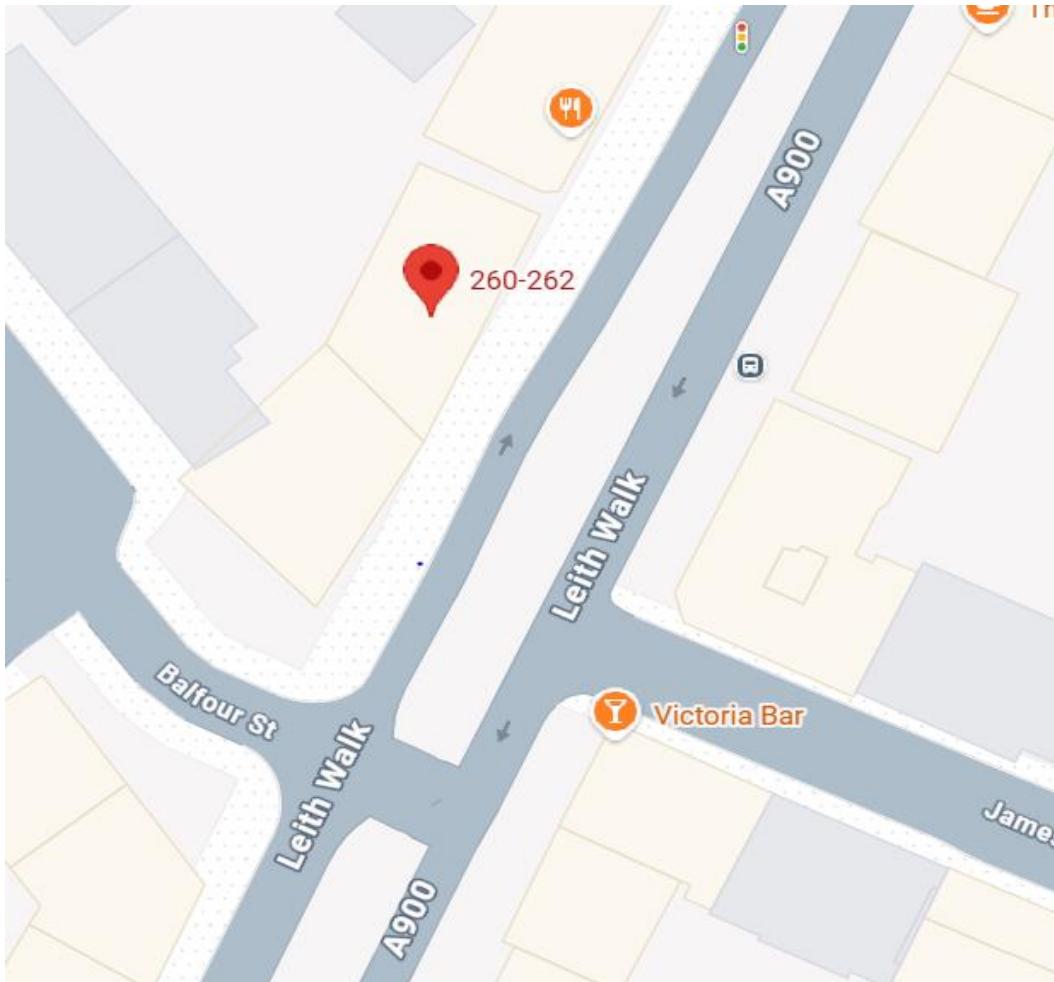
Planning  
Class 3 / Sui Generis

Rateable Value 2026  
£27,200

EPC  
On application.

Approx Areas  
Ground 1,800 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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Date - Jan 2026

## Viewing Arrangements

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