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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

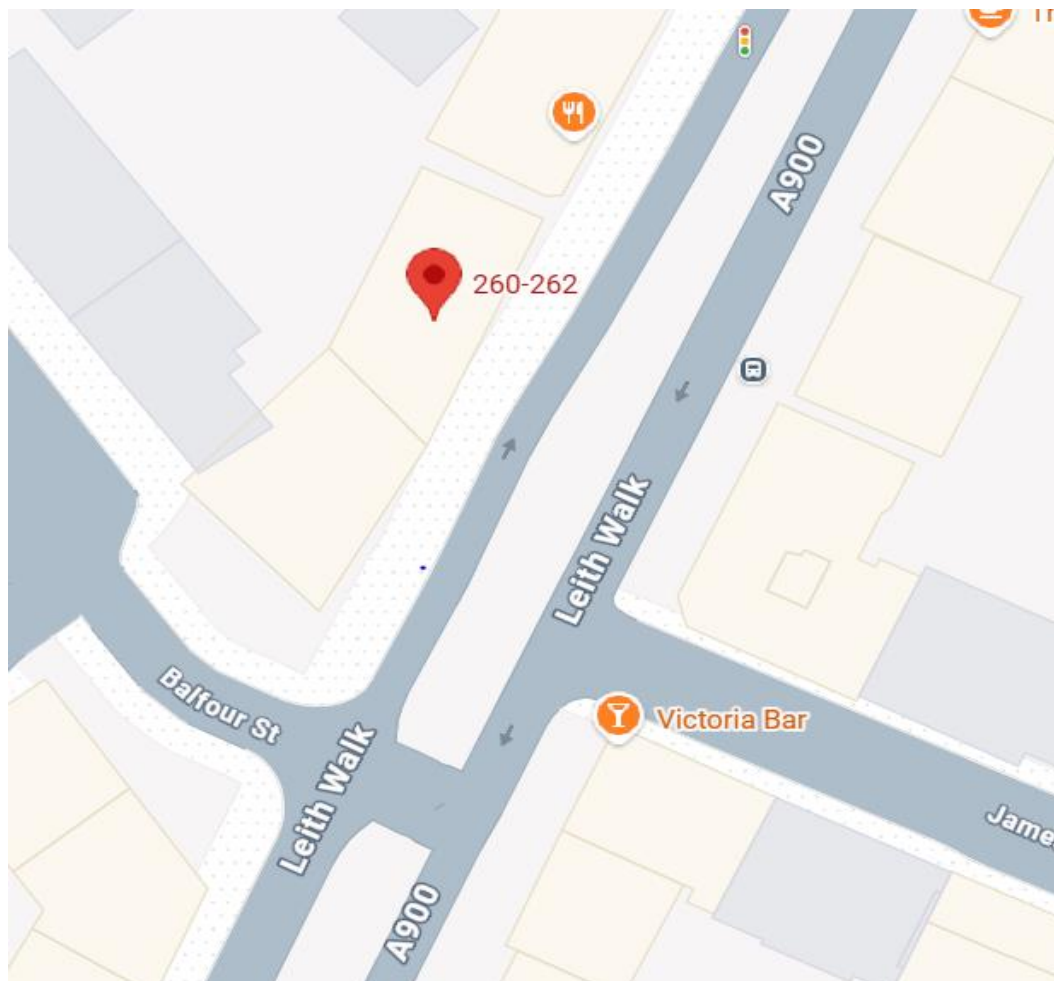


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Anti Money Laundering

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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