

7
OLD
FISHMARKET
CLOSE



For Sale/May Let

Licensed Class 3 Restaurant Premises

EH1 1RW
EDINBURGH

Location

Nestled within the heart of Edinburgh's historic Old Town lies a vibrant hub of culture and activity. Positioned on Old Fishmarket Close, a charming alleyway branching off from Edinburgh's iconic High Street, also known as The Royal Mile, the location is steeped in history and charm. The Royal Mile itself is a bustling thoroughfare, teeming with Edinburgh's most cherished landmarks, bustling pubs and delectable eateries.

Each August, during the renowned Edinburgh Fringe Festival, The Royal Mile becomes the pulsating epicenter of the world's largest arts festival, drawing millions of visitors. Just steps away from 7 Old Fishmarket Close stands the majestic St Giles' Cathedral and the iconic Tron Kirk, while Edinburgh Castle, Scotland's premier tourist attraction, is a mere five-minute stroll (0.3 miles) away.

Surrounded by esteemed establishments such as Black Sheep Coffee, Byron Burgers, Monteiths, White Horse Oyster & Seafood Bar, Luckenbooths and The Witchery, the location pulsates with energy and possibility.

Connectivity	Distance (miles)
St James Quarter	0.5
Edinburgh Waverley Train Station	0.4



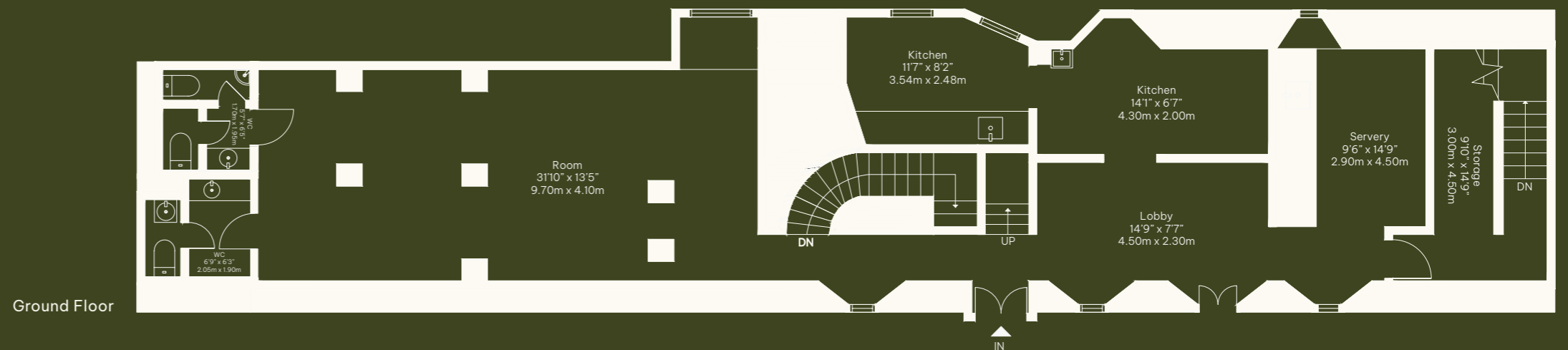
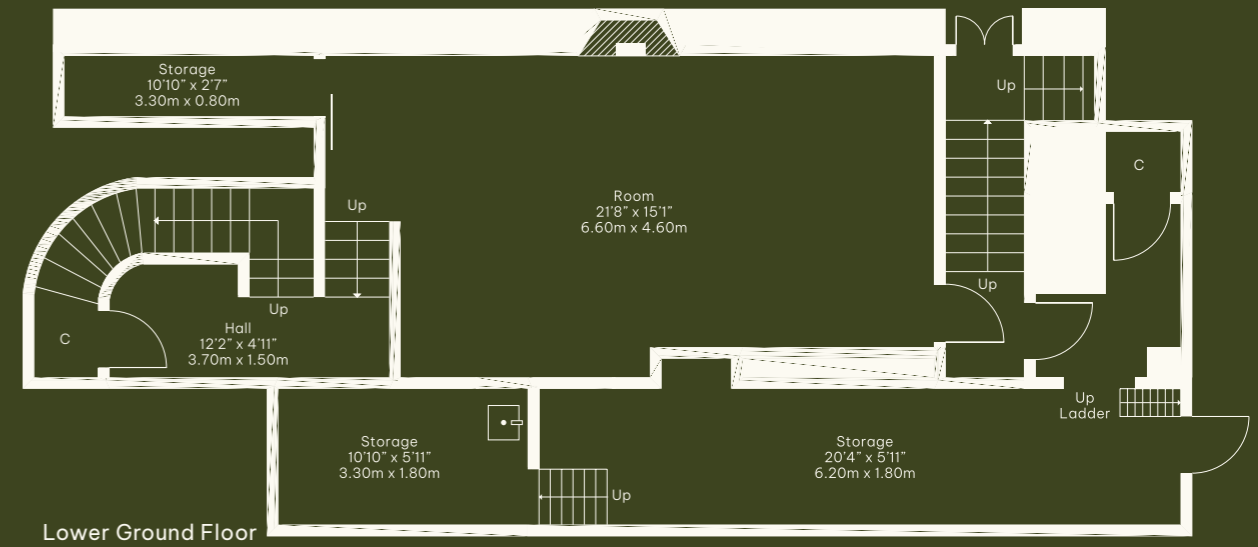
Space

The property encompasses a distinctive restaurant space occupying both the ground floor and basement levels of a characterful stone-built tenement building.

Upon entry, the ground floor unveils an inviting and unique dining area, complete with a well-equipped kitchen and a bar section. Towards the rear, patrons will find convenient toilet facilities and ample storage space.

Descending to the lower level reveals a versatile space, featuring a designated function room alongside additional storage facilities and food preparation areas.

The combined interior spans an impressive gross internal area of 186 square meters (2,011 square feet).





The representation of this interior space is for illustrative purposes only and has been created using staging and CGI techniques. Actual interiors may differ.

IMPORTANT NOTICE

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