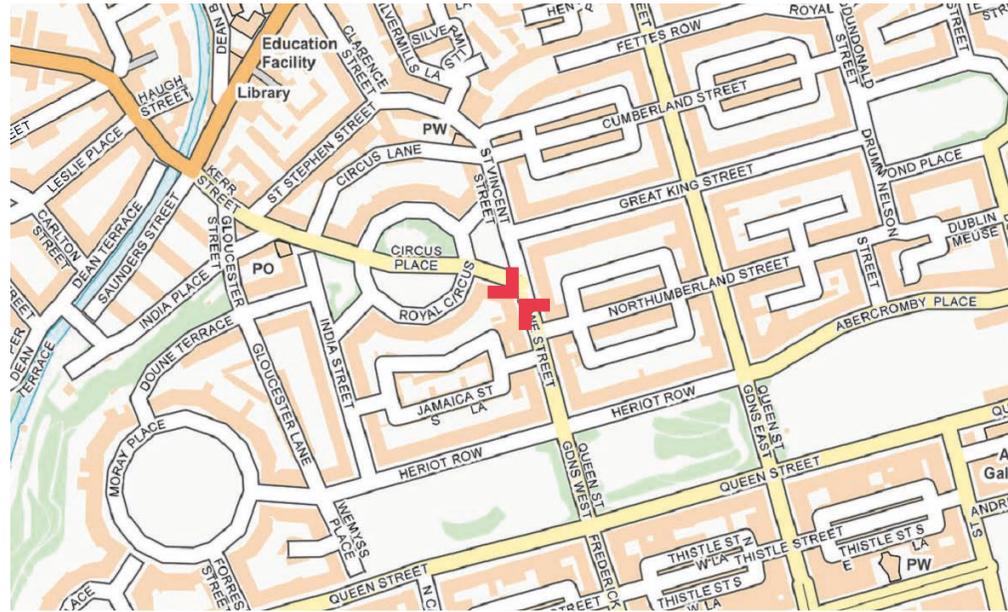


TO LET
RESTAURANT PREMISES



48A Howe Street
Edinburgh, EH3 6TH

- Class 3 Consent
- Excellent Transport Links
- Sought After Location
- Property Extends To 79.84 Sq M / 859 Sq Ft



LOCATION

The subjects are sited within the Stockbridge District, a popular locality approximately ¾ of a mile from the city centre, within a mixed commercial and residential area. Howe Street consists of a diverse mix of commercial occupiers of a local, regional and national nature and has historically been considered one of the more desirable commercial and residential destinations outside of the city centre. More Specifically the subjects are located on the west side of Howe Street at its junction with South East Circus Place with surrounding occupiers including Hadden Rankin Solicitors, Sainsbury's, Tribe Yoga and Future Property Auctions.

DESCRIPTION

The subject property comprises of a self-contained restaurant premises arranged over lower ground floor level contained within a four storey end terraced tenement building and is held under a pitched and

slated roof. The property is accessed via solid stone steps directly from pavement level, secured by a painted metal gate and railings leading into the main restaurant/dining area.

Internally the property provides a seating area to the front of the premises with a further seating and bar area located centrally within the unit with the kitchen and toilet facilities located to the rear.

ACCOMMODATION

According to our measurements taken on site we estimate the premises to extend to the following net internal area;

Total: **79.84 Sq M / 859 Sq Ft**

RENT

We are inviting offers over **£30,000** per annum

RATEABLE VALUE

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of **£17,000**. The unified business rate is presently set at £0.48 excluding water and sewage, which are levied separately.

LEGAL COSTS/VAT

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

EPC

Available upon request.

To arrange a viewing contact:



Chris King
Surveyor
chris.king@g-s.co.uk
0131 225 1559



Joe Helps
Surveyor
joe.helps@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2019