



## 51 South Bridge, Edinburgh EH1 1LL

- Prominent Location
- Planning consent now granted for restaurant use.
- Extends to over ground floor, basement and first floor
- Space for at least 40-50 covers
- Excellent Transport Links
- Rent on application

## LOCATION

The subjects are located in the heart of Edinburgh's historic Old Town and more specifically located at the junction of South Bridge and Infirmary St, which sits directly opposite Chambers Street. The premises are in close proximity to a variety of forms of public transport which include: Edinburgh Waverley Train Station, Airlink Bus Service and local bus services. Nearby premises are a mixture of office, retail, restaurant and hotel operators to include Ibis Hotel, Costa Coffee, Sainsbury's Local and Café Nero.

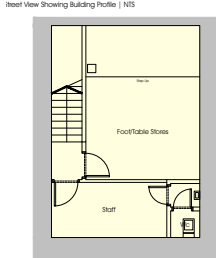
## DESCRIPTION

The property extends over the ground, first and basement floors of a larger 3 storey traditional stone built tenement property being surmounted by a pitched and slated roof.

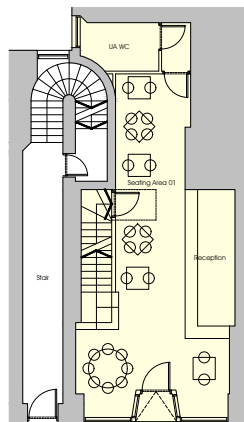
The subjects have recently been granted planning consent for a class 3 restaurant use with approximately 40 -50 covers at first floor level, along with planning for a commercial kitchen at this level.

Access would be granted from the ground floor unit at 51 South Bridge, which is currently utilised as a retail premises. The subjects also benefit from a basement for further ancillary storage accommodation or a staff facility.

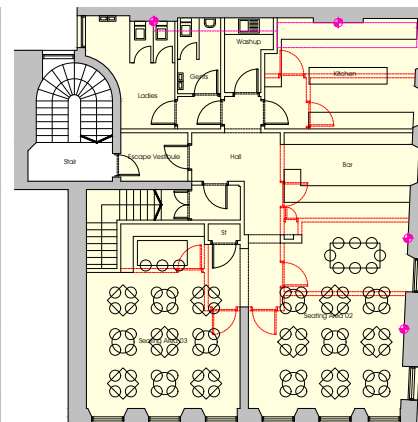
Please see below plans for reference or feel free to visit the Edinburgh planning portal. Ref 21/06486/FUL.



Basement Layout | 1:50



Ground Floor Layout | 1:50



First Floor Layout | 1:50

## FLOOR AREA

	Sq Ft	Sq M
First	1,484	137.83
Ground Floor	862	80.2
Basement	724	67.32
<b>Total</b>	<b>3070</b>	<b>285.20</b>

## RENT

Rent available upon application

## RATEABLE VALUE

The property is required to be reassessed.

## LEGAL EXPENSES AND 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 please contact:



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## IMPORTANT NOTICE

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