

FOR SALE

ATTRACTIVE PUBLIC HOUSE / RESTAURANT

66-67 SOUTH BRIDGE, EDINBURGH, EH1 1LS

LOCATION

Edinburgh is the capital of Scotland with a population of 500,000 and a catchment of 1.5m people. South Bridge is located just off the Royal Mile. It is the main thoroughfare linking the city centre with south Edinburgh. It is easy walking distance from Princes Street and Waverley Railway Station.

Nearby occupiers include Tesco, Greggs, BRGR, Cafe Nero and Lidl.

DESCRIPTION

The unit forms the ground and basement of an attractive corner tenement building.

The unit has the approximate areas:

GROUND: 1776 sq ft (164.9 sq m)
(including servery)

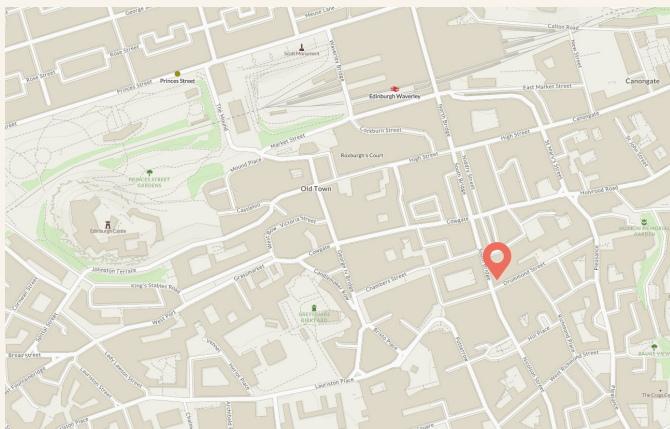
BASEMENT: 872 sq ft (81.01 sq m)

PLANNING

The unit currently has a Public License planning consent.

LICENSE

As part of the sale the liquor license will be transferred.



RENT

We estimate the rental value to be £70,000 per year.

PRICE

Price on request.

VAT

We are advised the sale will be subject to VAT being charged. We would expect the sale to be completed as a Transfer of a Going concern (TOGC).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the Purchaser responsible for Land & Buildings Transaction Tax (LBTT) and Registration Dues.

VIEWING

Strictly by the sole selling agents.

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