

## RESTAURANT PREMISES

- > PROMINENTLY SITUATED ON LOTHIAN ROAD
- > WELL-ESTABLISHED RETAIL PARADE WITH BOTH NATIONAL & LOCAL OCCUPIERS
- > **OFFERS OVER £50,000 PER ANNUM**
- > PREMISES EXTENDS TO 125.32 SQM / 1,349 SQFT
- > BENEFITS FROM CLASS 3 CONSENT & 3AM PREMISES LICENCE
- > POA FOR PREMIUM SOUGHT
- > HIGH LEVELS OF PEDESTRIAN & VEHICULAR PASSING TRAFFIC



# TO LET

**100 - 104 LOTHIAN ROAD, EDINBURGH, EH3 9BE**

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**LOCATION**

The subject premises are located on the west side of Lothian Road between the junctions of the Western Approach Road to the north and Morrison Street to the south, ¼ mile to the south of Edinburgh’s City Centre. Lothian Road is a main vehicular thoroughfare that leads a high volume of vehicular and pedestrian traffic towards Princes Street and Edinburgh’s main city centre commercial facilities from Bruntsfield, Morningside and Tollcross to the south.

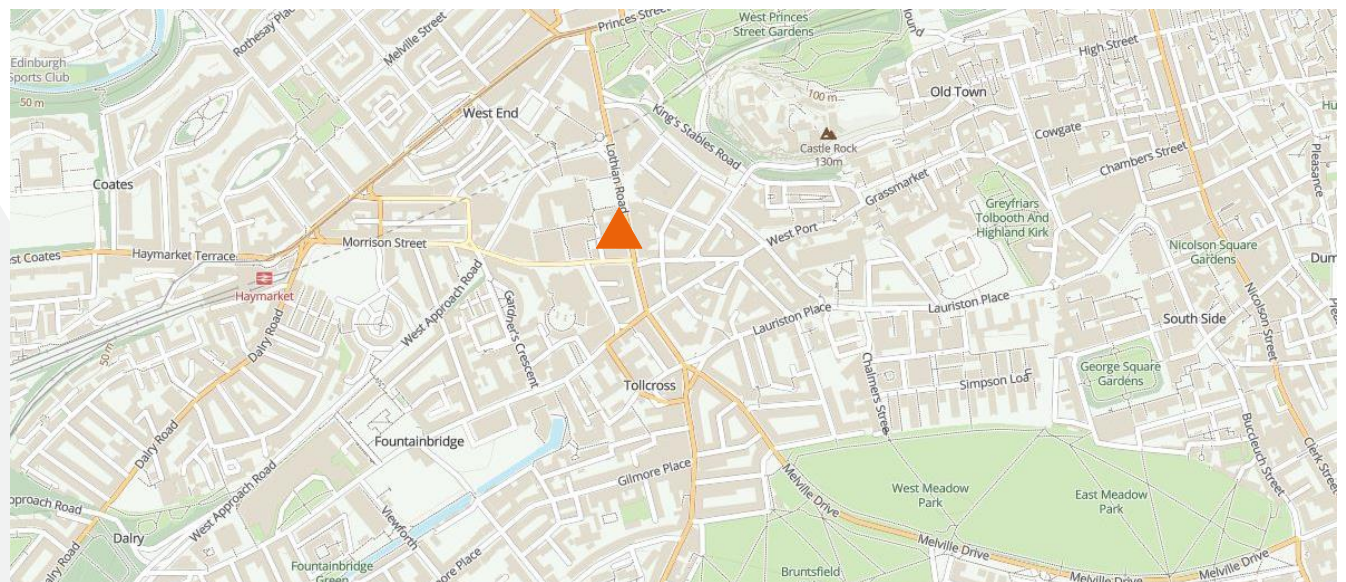
Lothian Road contains a number of well-established retailing parades which are represented by a mix of local and national occupiers with a strong element of retail and leisure uses. Occupiers in proximity include Bread Meats Bread, Innis & Gunn, Wonderland Models and Nando’s.

**DESCRIPTION**

The property comprises a restaurant premises arranged over the ground floor of a 4-storey stone built mid terraced tenement block with a single storey extension to the front. Internally the premises are finished to a high standard throughout benefiting from a restaurant area, bar, fully fitted commercial kitchen, dishwashing area, stores, staff room, & customer & staff W.C. facilities.

**PLANNING**

The property benefits from Class 3 restaurant consent and the licenced hours for this premises are 11:00-03:00 for On Sale & 11:00-22:00 for Off Sale.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Ground Floor	125.32	1,349
<b>TOTAL</b>	<b>125.32</b>	<b>1,349</b>

The areas above have been calculated on a gross internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

### RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £44,600 which result in net annual payable rates of approximately £22,211. Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### PREMIUM

POA for premium sought.

### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

### EPC

Released on application.

### LEASE TERMS

The subjects are being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £55,000 per annum.



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