

HARBOURSIDE RESTAURANT – LEITH, EDINBURGH



LOCH FYNE, 25-26 PIER PLACE, NEWHAVEN HARBOUR, MIDLOTHIAN, EH6 4LP

- Character harbourside 115 cover restaurant in Leith, Edinburgh
- Waterside views and substantial alfresco dining
- 1:00am premises licence - Lease expires 2032 - Rent £101k pa
- Restaurant being sold due to closure of Loch Fyne brand
- Yearly sales £1.39m exclusive of VAT (2022) – Restaurant due to close

OFFERS INVITED for leasehold interest and trade contents

Subject To Contract (Sole Selling Rights)

COUNL418

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Location

Situated in the port area of Leith which lies to the north of Edinburgh and historically provided Scotland's main port for trade. Time Out in 2023 described Leith "as 16th on the list of coolest neighbourhoods in the world", providing Michelin star restaurants, quirky pubs and festivals, and is where The Royal Yacht Britannia is permanently berthed. Edinburgh population 465,000.

Prezzo, Brewers Fayre, Premier Inn and David Lloyd Leisure located nearby.

A location plan is below.

[Link to Street View](#)

Description

Character red brick building arranged over ground floor with feature windows overlooking the harbour. Large outside trade terrace.

Accommodation

Fully fitted restaurant with open plan trade area for approximately 115 covers. Trade kitchen with mechanical extraction, customer WCs situated to the rear.

FLOOR AREAS (not measured and provided for indication purposes only)

Ground floor	3,000 sq ft
External terrace	1,800 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Leasehold for a term expiring May 2032. Passing rent £101,829 pa subject to review 14th May 2022. Permitted use high quality restaurant and public bar with associated retail area and ancillary office and storage facility.

Landlord Forth Property Investments Ltd

Licensing

Licensed to sell alcohol between the hours of 9:00am and 1:00am Monday to Saturday and 11:00am and 1:00am Sunday.

Rateable Value

Restaurant and premises. £97,100 Rateable Value wef April 2023.

Planning

From informal enquiry, it has been established the property is not Listed but lies within a conservation area.

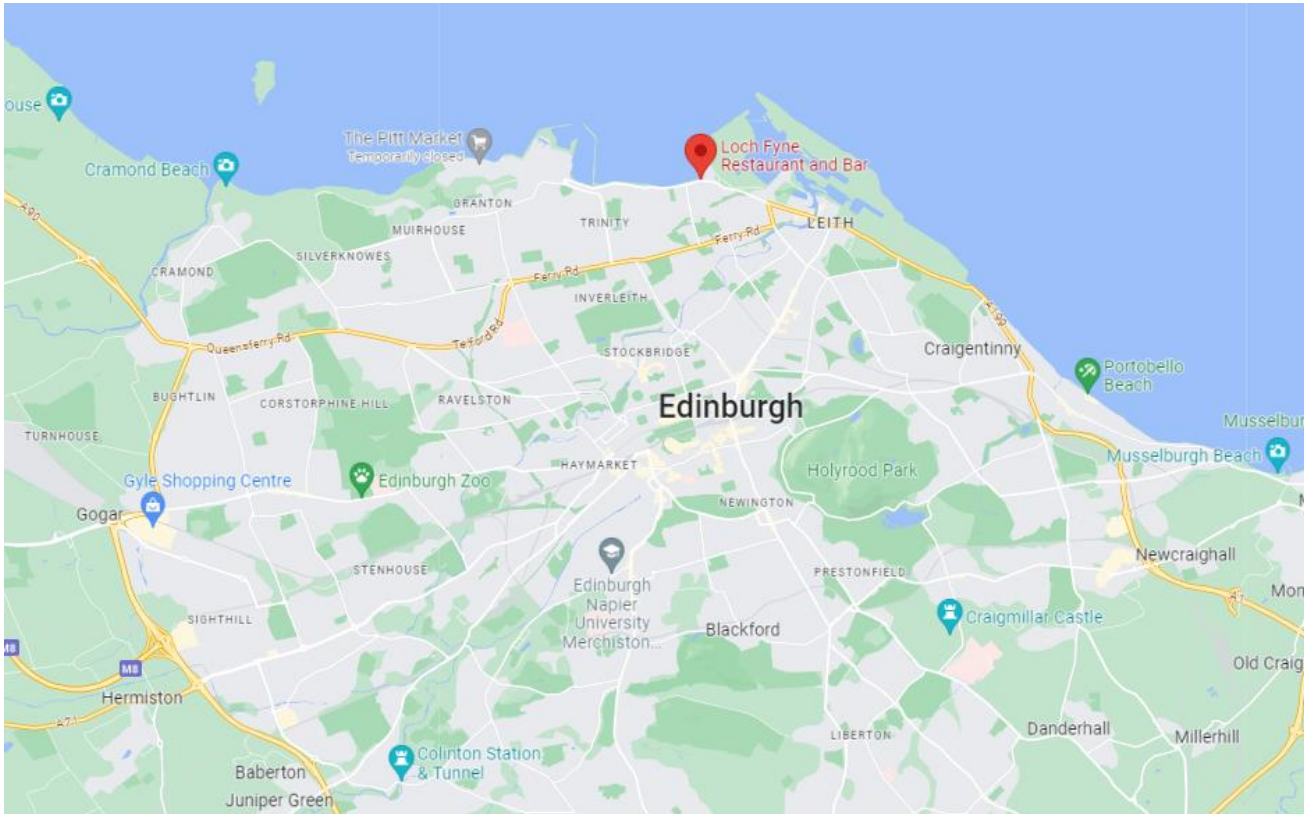
EPC

Available on request.

Viewings

For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Interior

