

# TO LET

## Extensive Class 3 Restaurant

4-6 Lochrin Buildings, Edinburgh, EH3 9NB



- Fully fitted restaurant with up to 50 covers
- Offers over £25,000 per annum
- Unit extends to 329.42m<sup>2</sup> (3546ft<sup>2</sup>)
- Located in the Tollcross District of Edinburgh
- High vehicular and pedestrian passing trade
- Benefits from alcohol licence
- Suitable for retail or class 2 office use

VIEWING & FURTHER INFORMATION:  
Enquiries should be directed to:

Shepherd Chartered Surveyors  
12 Atholl Crescent  
Edinburgh  
EH3 8HA

Tel: 0131 225 1234

Contact:  
Steven Clarke  
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[www.shepherd.co.uk](http://www.shepherd.co.uk)

### LOCATION

The subject property is situated within Lochrin Buildings which forms part of Gilmore Place. The premise is located in close proximity to Home Street to the east and Gilmore Place Lane to the west within the Tollcross area which is approximately ½ a mile to the south of the city centre. Gilmore Place acts a main vehicular route leading traffic in and out of the city towards the Craiglockhart district of Edinburgh.

### DESCRIPTION

The subjects comprise an extensive restaurant arranged over the ground floor and basement of a five storey and basement mid-terraced tenement building. Internally the subject comprises of a recently refurbished seating and bar with approximately 50 covers, with a fully fitted kitchen and food preparation area in the basement. Nearby occupiers in close proximity include Tuk Tuk Indian Restaurant, Edinburgh Orthodontics and the Kings Theatre.

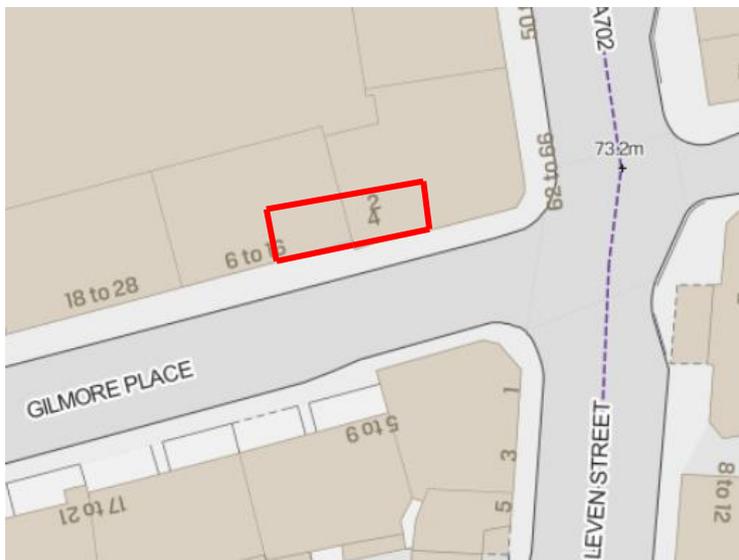
### ACCOMMODATION

We calculate that the subjects extend to approximately;

Ground Floor	135.63m <sup>2</sup>	1460ft <sup>2</sup>
Lower Ground	193.79m <sup>2</sup>	2086ft <sup>2</sup>
<b>Total:</b>	<b>329.42m<sup>2</sup></b>	<b>3546ft<sup>2</sup></b>

### RATEABLE VALUE

The subjects are currently entered as a combined rateable value with 66 Home Street and will therefore require a re-valuation of just 4-6 Lochrin Buildings once a lease is confirmed. We estimate the rateable value to be approximately £35,000 however.



### LEASE TERMS

The subjects are also being offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at offers over £25,000 per annum.

### EPC

Released on application

### VAT

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

### LEGAL COSTS

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

### ENTRY

By mutual agreement.

