

# Café Lease For Sale

## 63 Inverleith Row, Edinburgh



### Areas

Ground Floor: 450 sq ft

### Lease Term

5-year FRI lease from 8<sup>th</sup> July 2021 with a tenant break option in July 2023.

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### Location

The unit is located on the northwest side of Inverleith Row, near its junction with Ferry Road and approximately 1.5 miles north of the city centre. Nearby occupiers include The Good Store, Goldenacre Wines, Café Montagu and The Herringbone,

### Description

The unit comprises of a single windowed ground floor café within a three-storey stone-built tenement. Internally the accommodation is fitted out to a high standard as a café consisting of a front sales area and customer WC with a rear kitchen prep space and storage. There is no extraction.

### Passing Rent

£9,360 per annum exclusive

### Rating

Rateable value (2017): £7,300

\*Qualifies for 100% business rates relief

### Premium

Offers in the region of £20,000 are invited for the leasehold interest and all F&F.



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**Entry**  
Immediate.

**EPC**  
Available on request.

**Viewing arrangements:**

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