



Infinity Nightclub 4 Picardy Place, Edinburgh, EH1 3JT

- Recently refurbished nightclub/late night bar (Capacity 756)
- Prominent City Centre position within busy licensed circuit
- Adjacent to Omni centre, Playhouse and new St James Quarter development
- Gross internal area 937 SqM (10,086 SqFt) plus external terrace
- Envious late-night licence to 3am, 7 days a week
- Currently only trades 5 nights per week. Huge potential
- Fresh, free of tie, long lease available with negotiable terms.
- EPC Rating pending

Offers over £75,000

Location

The subjects benefit from an extremely desirable and prominent trading position on Picardy Place, a bustling thoroughfare situated in the heart of Edinburgh City Centre, close to the vibrant Broughton Street licensed circuit, and just across from the Playhouse Theatre and the Omni Centre which is home to many large bar & restaurant chains as well as a cinema.

The surrounding area is undergoing massive redevelopment with the construction currently underway of the new St James Quarter development which will create 850,000 square feet of prime retail, food and leisure space, which will complement the current high-quality retail and leisure offer which includes nearby Harvey Nichols and the new Ivy restaurant.

The subjects also benefit from a number of nearby hotels, and are only a short walk from the famous Royal Mile and Princes Street, which attract huge volumes of visitors every year. The area benefits from excellent public transport links with regular bus and tram services, as well as benefitting from nearby Waverley Railway Station.

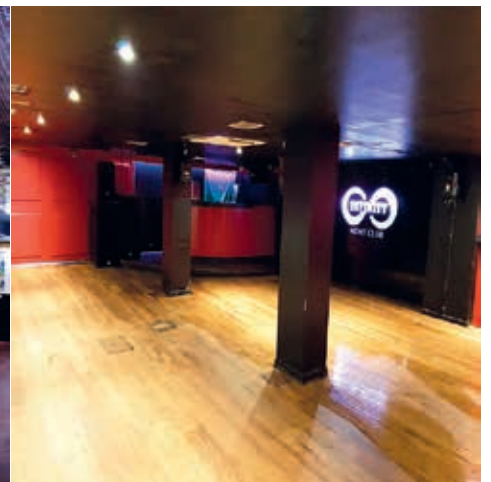
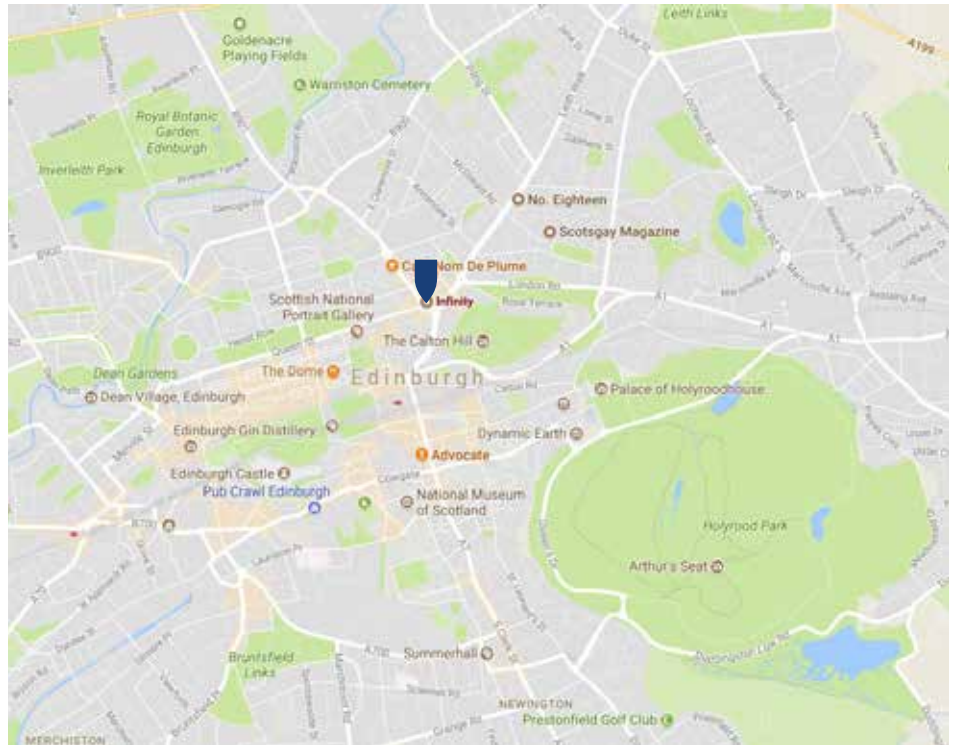
Edinburgh itself, is Scotland's capital city and a UNESCO World Heritage Site, and is the UK's second most popular tourist destination after London, attracting over 1 million overseas visitors each year, who come for the many attractions and amenities, including Edinburgh Castle. Edinburgh is also home to the Scottish Parliament. The city plays host to many festivals throughout the year including the renowned Edinburgh International Festival and Fringe.

The Property

The subjects comprise basement accommodation within this 3-storey traditional sandstone property, under a pitched roof with dormer features.

Description

The subjects are accessed directly from Picardy Place via an attractive staircase, which leads down to an



external decked terrace area to the front of the premises.

The premises are then accessed via glass double doors which lead in to the entrance area which is home to the cash desk, with cloak room to the rear. Internally, the premises were completely refurbished in 2016, to create these high-quality nightclub premises which are literally in walk in condition with no CAPEX required.

The premises have an overall licence capacity of 756, however the trading areas are split into 3 distinct areas. The main bar/club area to the front is the largest of the trading areas and benefits from a large bar counter/servery. Seating is provided by way of stylish, fixed comfy booths and banquet seating. To the rear of this section is a good-sized dancefloor with DJ box.

To the rear, there is a second bar/club area, which can be sectioned off and is home to a further bar as well as dancefloor and DJ box. Seating in this section is provided by 2 large comfy booths and comfy banquet seating along the walls.

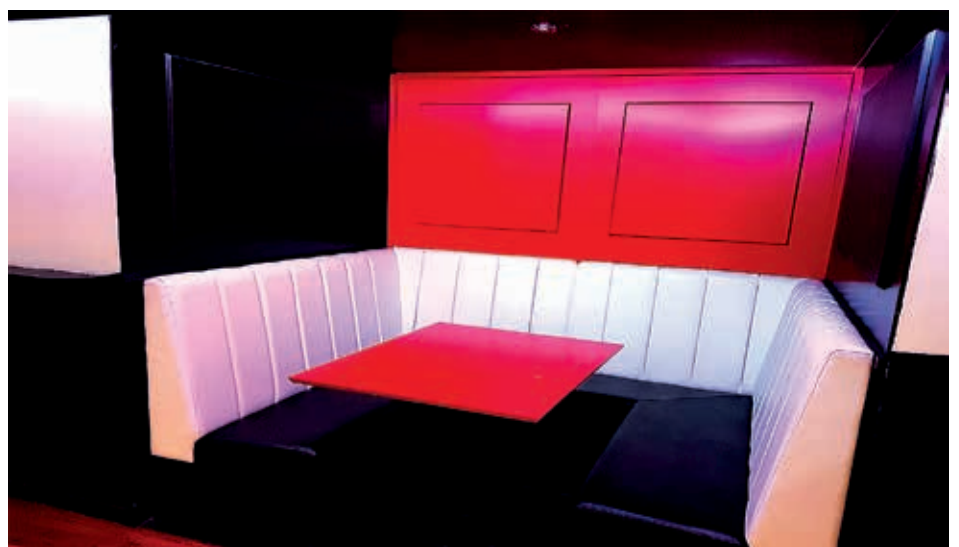
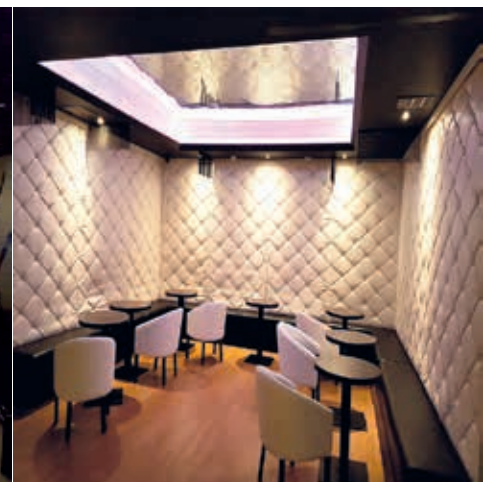
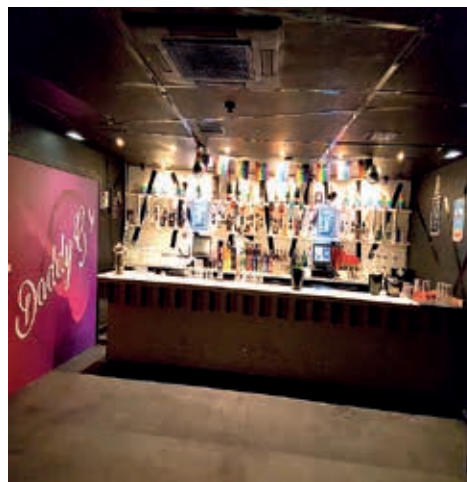
Leading on from this is the VIP area, which has been designed in a deliberately ostentatious fashion, with white leather padded walls and a mosaic mirrored ceiling. This area benefits from a private bottle bar area.

Ancillary Areas

The Ancillary areas are extensive and include two lots of male and female customer toilets, chilled beer cellar and drinks store, ice room, office, staff area/toilet and ample ancillary storage.

The Business/ Opportunity

Infinity Nightclub was completely refurbished in 2016, and offers a tremendous opportunity for a new owner operator to take on these well fitted premises which benefit from a prime trading position within one of Edinburgh's premier licensed circuits.



The business enjoys a regular and loyal clientele and benefits from the many surrounding feeder bars and proves popular with the LGBTI community. The subjects are popular for special events and private functions of various sizes, given the flexibility of the space.

The business currently trades as a nightclub, however has an enviable licence which opens it up to a variety of uses including a late-night bar. The licence also permits live music and children's discos, although this is not something the current owner chooses to do.

The premises are licensed until 3am, 7 days a week and benefit from regular extensions during large events including the Edinburgh Festival and Pride.

Size

We understand that the premises have a gross internal area of 937 SqM (10,086 SqFt)

Fixtures & Fittings

We have been advised that all trade fixtures and fittings are owned outright and are free from any hire purchase or lease agreements.

Business Rates

The subjects are entered in the current valuation roll as having a rateable value of £93,500

Tenure

The landlords would be willing to offer a new full repairing and insuring (FRI) lease of negotiable duration, and are seeking initial rental offers in the region of £120,000 per annum.



EPC

A copy of the energy performance certificate (EPC) is available on request. The rating is pending.

Smith & Clough
BUSINESS ASSOCIATES

Viewing & Further Information

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