

RESTAURANT / BAR

National Museum of Scotland
Chambers Street
Edinburgh
EH1 1JF

Rooftop Licensed Premises
External Trading Area
New Lease Available



- Landmark City Centre location
- Within Scotland's most visited attraction
- Upper floor trading with lower level ancillary space
- Large customer roof terrace seating areas

Paul Shiells

07831 640777

paul.shiells@colliers.com

colliers.com/licensed-leisure



LOCATION

This lease opportunity sits within the National Museum of Scotland, Edinburgh's top visitor attraction with over 2.2 million visitors in 2019 (statista.com).

Situated in Edinburgh's historic Old Town on Chambers Street, overlooking the junction with King George IV Bridge, just south of High Street, the Royal Mile.

In a prominent corner building within the city's UNESCO World Heritage Site, with numerous landmarks and attractions close by including Greyfriars Bobby and Greyfriars Kirk, National Library of Scotland, the University of Edinburgh, George Heriot's School and St Giles Cathedral. Edinburgh Castle sits half a mile north west and is clearly visible from the property and its roof terrace.

Accessible and well located for a substantial potential customer base.

ENTRANCE / SERVICING

The customer entrance to the golden sandstone clad building is by a sentinel-like rotunda on the corner of Chambers Street just off George IV Bridge.

A dedicated storage and refuse area is provided at the rear ground level off Bristo Port, this to be used for all servicing purposes.

TRADING ACCOMODATION

Accessed at ground floor via the museum reception hall, a dedicated 8 person lift leads to the trading area which lies on level 5. Internal stairs provide secondary customer access/egress.

Internally, the existing layout provides reception and seating/dining areas, male and female toilet facilities, and bar with rear servery and kitchen holding area.

Feature floor to ceiling windows overlook Chambers Street and offer views across the city skyline and towards Edinburgh Castle.

Substantial external customer seating areas are included in the demise.

Two dedicated 250kg hoists connect with the lower level kitchens, stores and ancillary areas.

FLOOR AREAS

Trading (Level 5)	155.5 sq. m. (1,674 sq. ft.)
Kitchen (Sub-basement)	145.40 sq. m. (1,565 sq. ft.)
Store (Level 1)	16.85 sq. m. (181 sq. ft.)
Total GIA	317.75 sq. m. (3,420 sq. ft.)
External area	202.00 sq. m. (2,174 sq. ft.)

LEASE

Available on a new full repairing and insuring lease for a minimum term of 5 years.

The incoming tenant will be responsible for commercial rates, utilities, external security and a contribution towards repair and maintenance.

Entry is available in early 2021.

RENTAL TERMS

A base rent is sought, calculated as a percentage of total turnover, supported by a guaranteed minimum annual payment.

Indicative trading data is available demonstrating the turnover achieved by the previous tenant.



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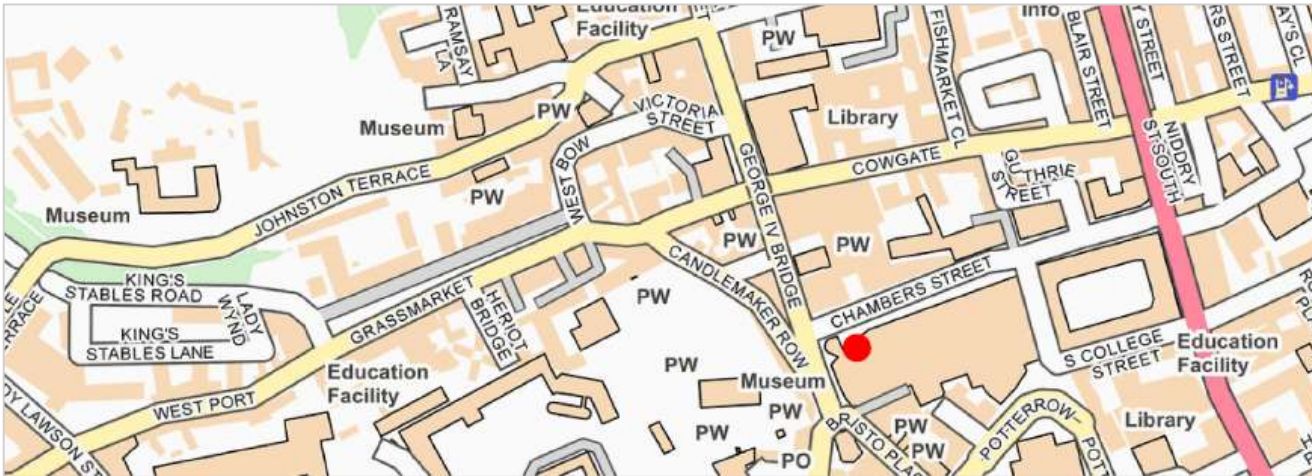
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Note: Images show previous trading operation (t/a The Tower Restaurant)

FURTHER INFORMATION

RATING ASSESSMENT

- Restaurant: RV £136,750

FLOOR PLANS

- Indicative floor layout plans are available

EPC

- A copy of the Energy Performance Certificate is available on request

LICENSING

The Property has the benefit of a Premises Licence in accordance with the Licensing (Scotland) Act 2005.

Further details available on request

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