



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£18,000 Per Annum

280 Easter Road, Edinburgh EH7 8JU

Public House Sui Generis

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Location

The subjects occupy a prominent corner position at 280 Easter Road, Edinburgh EH6 8JU, at the junction with St Clair Street and close to Dalmeny Street. Easter Road is a well-established arterial route running between London Road/Abbeyhill to the south and Leith to the north, with the property situated within a densely populated mixed-use neighbourhood benefitting from strong local footfall.

The surrounding area comprises a mix of residential tenements, independent retailers, cafés, bars and local services, with Leith Walk, London Road and the wider city centre all readily accessible. Easter Road Stadium, home of Hibernian FC, is within a short walking distance, providing additional activity on matchdays and event days. The property also benefits from regular public transport services on and around Easter Road, offering convenient connections to Leith, Abbeyhill and Edinburgh city centre.

Description

The subjects comprise a self-contained ground and basement floor public house arranged within a traditional stone-built tenement building, with residential accommodation above. The premises benefit from a visible street-level frontage and a practical internal configuration suited to continued licensed trade use or a range of complementary hospitality-led concepts, subject to any necessary consents.

At ground floor level, the accommodation is arranged principally as an open-plan bar and lounge area, providing an inviting trading space immediately upon entry. The layout offers good visibility across the customer area and flexibility for a tenant to create distinct seating, drinking or casual

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 59 (635 sq ft)

Lease Price

Our clients are seeking a rent of £18,000 per annum

EPC

The Energy Performance Certificate rating is pending.

Utilities

The property is served by mains electricity and water.

Lease Terms

Our clients are seeking a rent of £18,000 per annum to let the premises on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value is £14000. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJKGroup Ltd.



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.