



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

## Lease Disposal

£14,375 Per Annum

£58,000 Premium

# 63 Clerk Street, Edinburgh EH8 9JQ

Class 3

T: 0131 290 2350 | E: [commercial@imedjk.co.uk](mailto:commercial@imedjk.co.uk) | [www.imedjk.co.uk](http://www.imedjk.co.uk) | Follow us @imedjk

## Location

A standout position on the west side of Clerk Street, a major arterial route just one mile from Princes Street. The area is:

- Surrounded by a vibrant mix of cafés, restaurants, takeaways, supermarkets, and independent traders
- Supported by a large student population from the nearby University of Edinburgh
- Highly accessible with multiple bus routes and convenient pay $\square$ and $\square$ display parking
- A proven day $\square$ and $\square$ evening economy with strong demand for food and beverage operators

This is one of Edinburgh's busiest and most reliable trading locations, ideal for operators seeking maximum commercial exposure.

## DESCRIPTION

A standout position on the **west side of Clerk Street**, a major arterial route just one mile from Princes Street. The area is:

- Surrounded by a vibrant mix of **cafés, restaurants, takeaways, supermarkets, and independent traders**
- Supported by a **large student population** from the nearby University of Edinburgh
- Highly accessible with **multiple bus routes** and convenient **pay $\square$ and $\square$ display parking**
- A proven day $\square$ and $\square$ evening economy with strong demand for food and beverage operators

This is one of **Edinburgh's busiest and most reliable trading locations**, ideal for operators seeking maximum commercial exposure.

## Accommodation

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

**Ground Floor:** 53Sq m (570 Sq ft)

**Basement:** 15Sq m (161 Sq ft)

**Total: 68 sq m (732 sq ft)**

## Premium Price

**Offers over £58,000** are invited for the leasehold interest, including **all fixtures, fittings and goodwill**.

A compelling opportunity for any operator seeking a ready $\square$ made Class 3 unit in a proven, high $\square$ performing location.

## EPC

The Energy Performance Certificate rating is currently G

## Utilities

The property is served by mains Gas, Electricity and Water

## Rent Price

- **A Current Rent:** £14,375 per annum
- **Lease Type:** Full Repairing and Insuring (FRI)
- **Unexpired Term:** Approx. 5 years remaining

**Landlord willing to extend** for a strong covenant

## Rateable Value

The uniform business rate for the current year is £0.498 pence in the pound (as of April 2023).According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £11,900

## Entry

Upon completion of a formal missive under Scots Law.

## Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

## Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

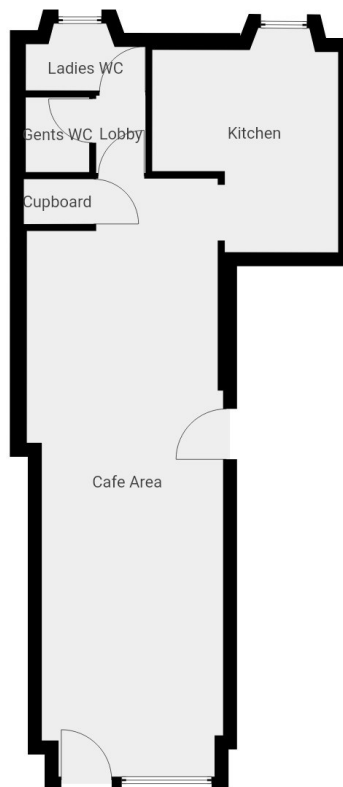
### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME 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.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



[www.imedjk.co.uk](http://www.imedjk.co.uk)

#### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME 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.

The vendors or lessors do not make or give, and neither do IME for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.