


# BAR BLOCK

122-123 Princes Street, Edinburgh, EH2 4AD

**LEASEHOLD: OFFERS INVITED** **ANNUAL RENT: OFFERS INVITED** | **REF: 5265457**

## KEY HIGHLIGHTS

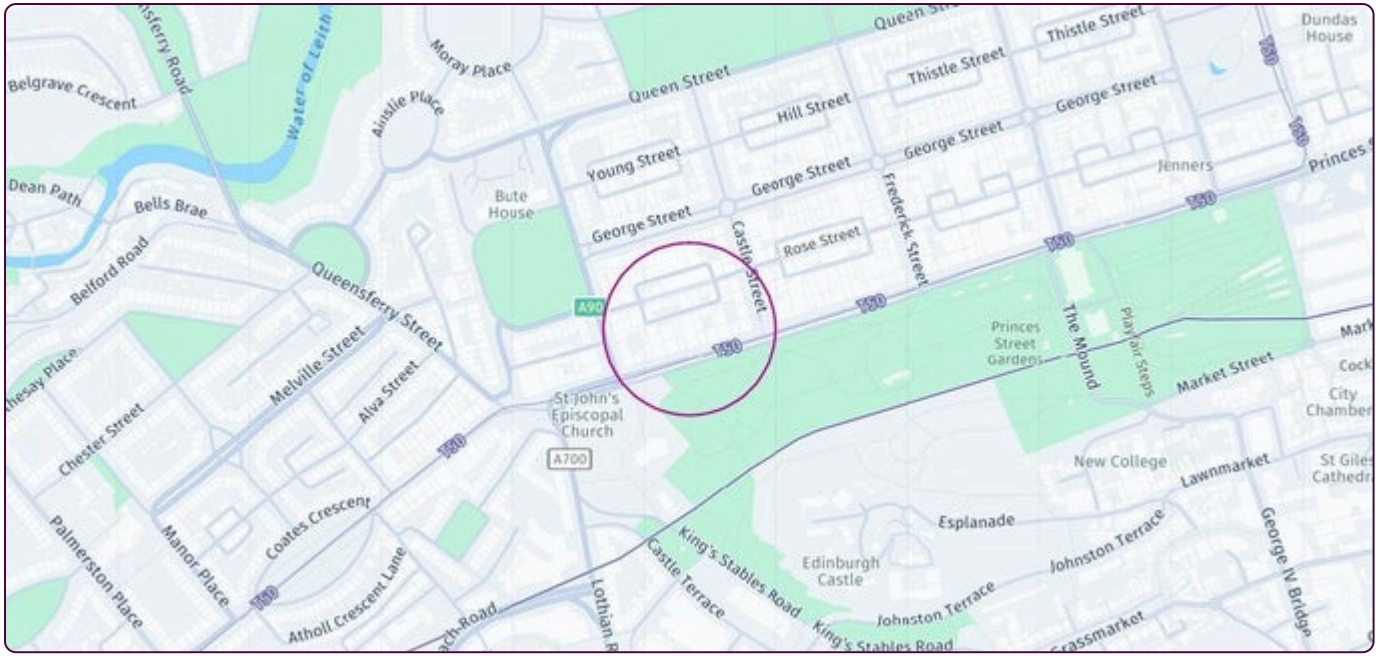
- Prime Princes Street City Centre Location
- Established Steakhouse Restaurant & Bar
- Exceptional Tourist & Local Footfall
- Fully Fitted Opportunity / New Lease
- Stunning Views of Edinburgh Castle
- EPC Rating C

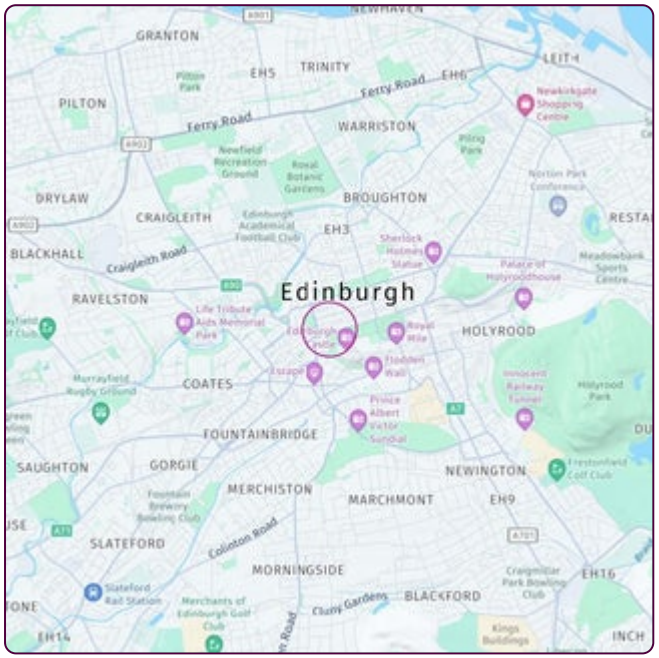
## DESCRIPTION

Bar + Block provides a contemporary and well presented trading environment arranged across a series of customer facing bar and dining areas. The accommodation has been fitted to a high corporate standard incorporating modern design elements, feature lighting, quality finishes and a well-equipped commercial kitchen.

*** Sale Price is subject to VAT**









## LOCATION

The property occupies a highly prominent position on Princes Street, Edinburgh's premier retail and leisure destination benefiting from substantial levels of pedestrian traffic throughout the year. Situated within the heart of the city centre, the premises enjoys immediate access to the city's principal transport hubs, tourist attractions and commercial districts.

Located adjacent to a Premier Inn hotel and overlooking Princes Street Gardens and Edinburgh Castle, the property benefits from a strong blend of tourist, corporate, leisure and local trade. Edinburgh welcomes millions of visitors annually and remains one of the UK's leading destinations for tourism, business and major events including the Edinburgh Festival Fringe, Hogmanay and numerous international conferences.

The surrounding area comprises a diverse mix of national retailers, hotels, licensed venues, offices and cultural attractions, providing a consistent and affluent customer base throughout the day and evening trading periods.

## THE OPPORTUNITY

The premises are available on a new lease, offering operators the opportunity to secure a substantial fully fitted restaurant and bar within one of Scotland's strongest hospitality markets.

The property is considered suitable for a variety of hospitality concepts, subject to the necessary landlord consents and regulatory approvals. The existing fit-out provides a genuine turnkey opportunity, reducing initial capital expenditure and enabling a rapid commencement of trading.

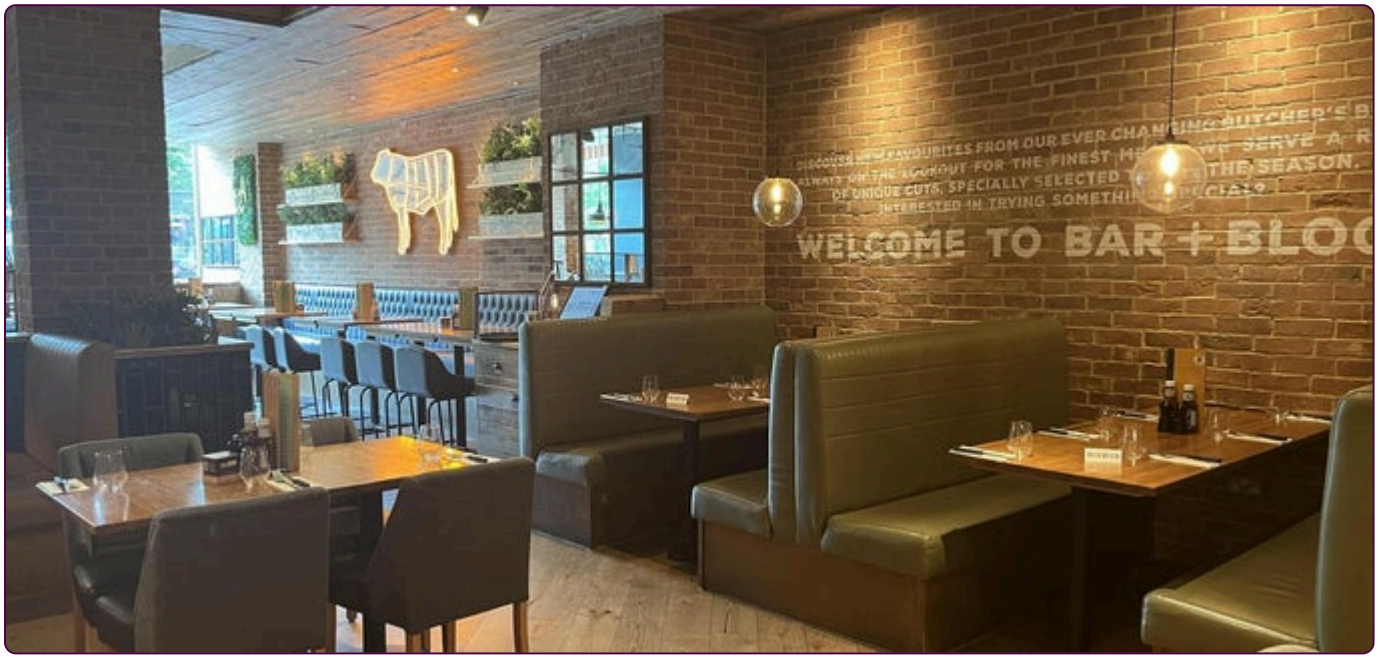
Further lease information and details of the available accommodation will be provided to seriously interested parties upon request.

## T&C'S LINK

Click Here for Terms and Conditions






## INTERNAL DETAILS

The principal customer entrance opens directly into an attractive reception and bar area with seating arranged throughout a variety of dining zones suitable for casual dining, business meetings, family occasions and larger group bookings. The layout benefits from excellent flexibility, allowing operators to accommodate a broad range of customer requirements. The trading area can accommodate c.139 covers.

The restaurant features extensive glazed frontages providing excellent natural light and visibility onto Princes Street while contemporary furniture, booth seating and feature décor create an inviting customer environment.

Ancillary accommodation includes customer WC facilities, staff welfare areas, storage facilities and a fully fitted commercial catering kitchen capable of supporting significant trading volumes.

The property forms part of a substantial city centre hotel and leisure development prominently positioned on Princes Street.

The premises benefits from excellent frontage onto one of Edinburgh's busiest thoroughfares, with significant signage opportunities and outstanding visibility.

## FIXTURES & FITTINGS

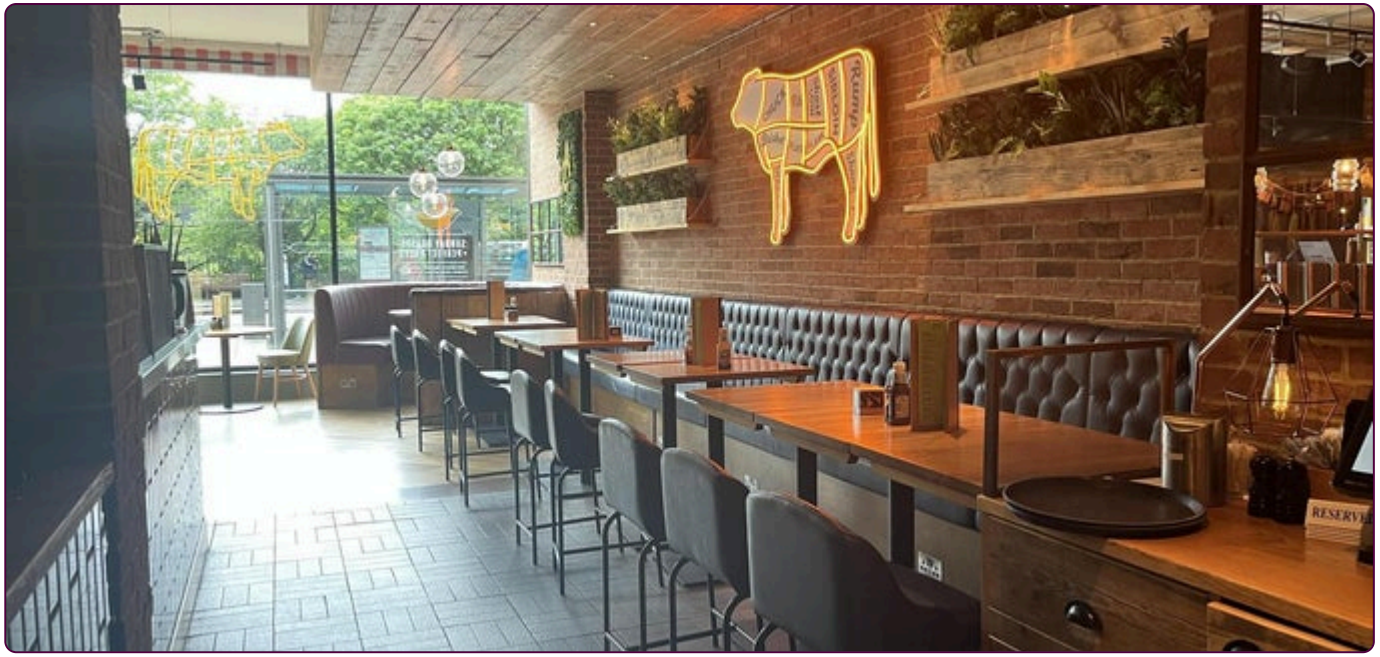
Fixtures and fittings owned outright and not subject to lease or hire purchase agreements will be included within the sale, subject to inventory.

## STAFF

The property is being offered for sale as a going concern and staff are subject to TUPE. Relevant staffing details are available within the data room for review by qualified parties.

## TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.









## REGULATORY

Premises Licence

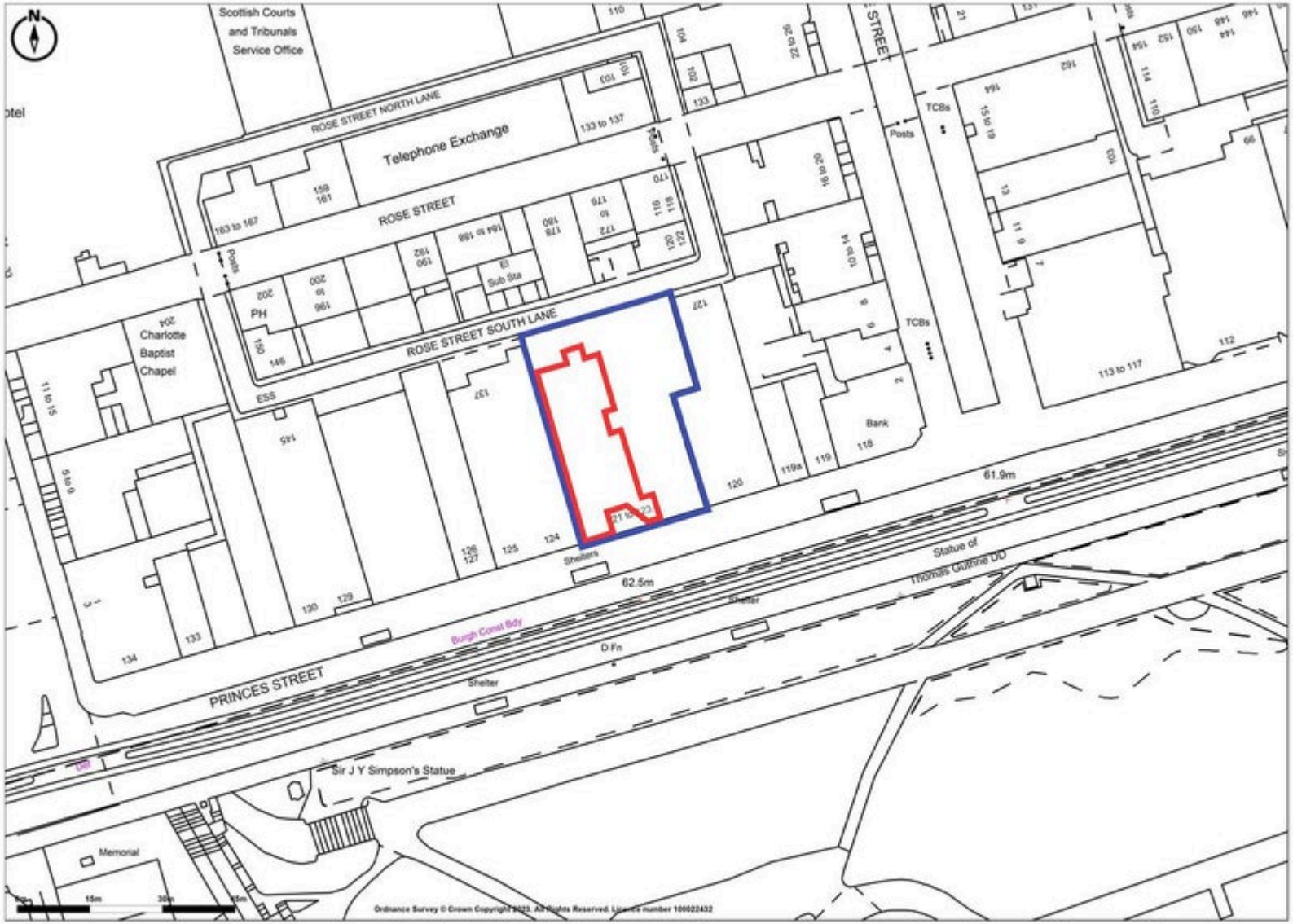
## BUSINESS RATES

Interested parties should make their own enquiries with the local authority regarding the current Rateable Value and rates liability.







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LANDMARK INFORMATION

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Category 5
Princes Street

# DEBT & INSURANCE ADVISORY

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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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## INSURANCE

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### CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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