



The Stockbridge Tap

- Prominent Roadside Location
- Excellent Trading Area
- High Barrelage Volume
- CAMRA Award Winner
- Opportunity to develop Food Trade
- EPC Rating E

2-6 Raeburn Place, Edinburgh, EH4 1HN

Freehold: Offers Over - £950,000

Ref: 5255017

LOCATION

Stockbridge, a neighbourhood of Edinburgh, is renowned for its charming characteristics and vibrant atmosphere. Its streets are predominantly paved with traditional stone setts and the neighbourhood boasts an array of architectural styles. Georgian and Victorian Terraces, and town houses with picturesque leafy gardens and Mews House lined lanes, add to its aesthetic.

Just a short walk from Edinburgh's bustling city centre, it has a distinct and charming village feel. Whether visiting for the day or staying longer, this small but perfectly formed neighbourhood is packed with delights that will make you come back again and again.

Considered one of the most sought-after neighbourhoods in Edinburgh, Stockbridge is loved for its independent shops, boutiques, bars, restaurants, butcher, bakers, fishmonger and delis. Despite its proximity to the city centre, it maintains a distinct village feel and still retains remnants of its bohemian past.





THE OPPORTUNITY

The Stockbridge Tap is part of the Edinburgh Real Ale Company, a family owned business that has been a cornerstone of the local community for many years.

The Stockbridge Tap has earned a stellar reputation for its high quality drinks offering and exceptional service, making it a beloved spot for locals and visitors alike. Frequently described as a CAMRA and craft beer pub, The Stockbridge Tap offers a warm and inviting ambience with a traditional and cosy atmosphere, making it a place to enjoy any time of the day.

There is scope to re-introduce the food offering in the local community and extend the current opening hours to capitalise on the busy footfall within Stockbridge.

DESCRIPTION

The Stockbridge Tap is a popular pub located in the heart of Stockbridge, Edinburgh. Known for its welcoming atmosphere, it offers a great selection of local and independent beers on cask, as well as a variety of Scottish spirits.

The pub is dog-friendly, making it a favourite spot for both locals and visitors who want to enjoy a drink with their furry friends. The pub has a laid back vibe and avoids the gentrified feel of some other local establishments, focusing instead on its extensive beer menu. It's a great place to relax with a pint whether you're a beer enthusiast or just looking for a cosy spot to unwind.

INTERNAL DETAILS

The property can be accessed from the main street on the ground floor/street level offering a very traditional feel with fixed upholstered seating, a mixture of wooden tables and chairs with a capacity c.120. Traditional pub décor throughout with antique mirrors, corniced high ceilings, traditional wooden gantry and bar servery completed with beer taps and cask hand pull pumps.

Ladies, gents and disabled access toilets are located to the rear of the bar area on ground floor level.

The main beer cellar and spirit stores are located in the basement spanning the whole footprint of the building, with lots of available storage space.

There is a small kitchen located to the side of the bar servery with existing ventilation points that can be re-instated.

FIXTURES & FITTINGS

All fixtures and fittings will be included in the sale. Any personal belongings owned by the current owners will be removed before the sale.







TRADING HOURS

Current opening hours are:

Monday to Sunday

1.00pm - 11.00pm

STAFF

Staff information will be provided to seriously interested parties.

TRADING INFORMATION

Trading information will be provided after a formal viewing has been undertaken.

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value is £32,900 with effect from 1 April 2023.

Confirmation of actual business rates payable should be obtained from the local Authority.



DEBT & INSURANCE ADVISORY

FINANCE

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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CONTACT

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



SIMON WATSON

Business Agent - Hospitality

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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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