



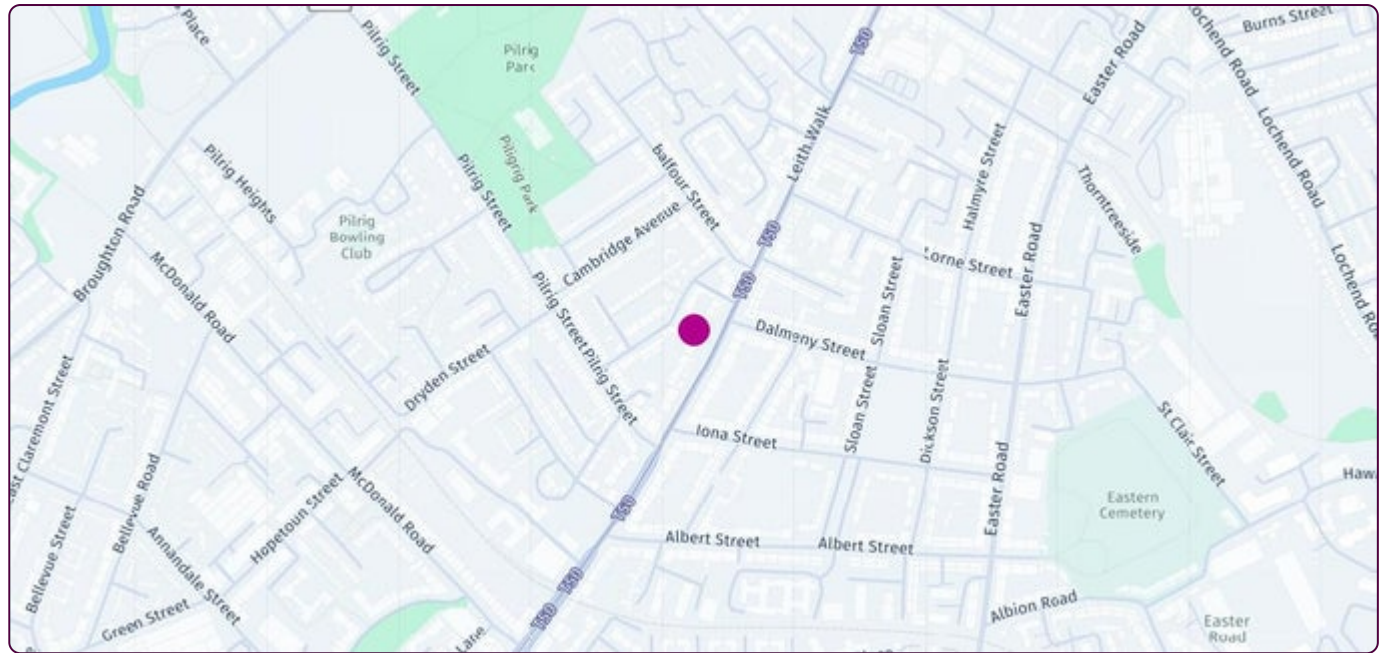
THE HARP & CASTLE

298-300 Leith Walk, Edinburgh, EH6 5BU

FREEHOLD: OFFERS OVER - £800,000 | REF: 5255046

KEY HIGHLIGHTS

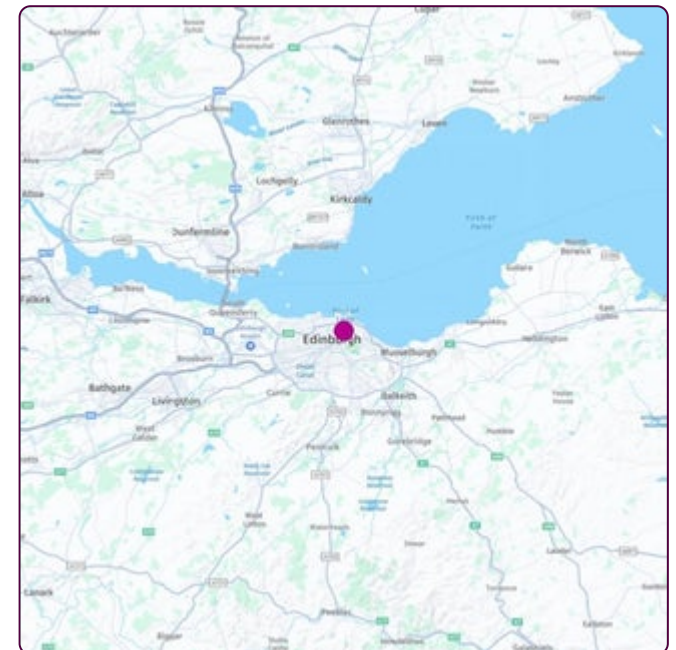
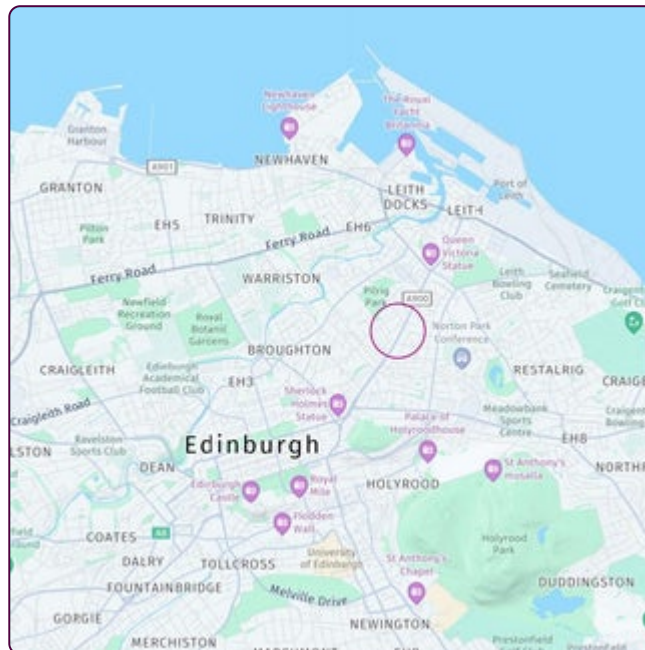
- Wet Led Public House
- Located on Leith Walk with High Footfall
- High Annual Barrelage
- Established Profitable Business
- Opportunity to introduce Food Offering
- EPC Rating E



LOCATION

Leith is a port area in the north of Edinburgh, Scotland, founded at the mouth of the Water of Leith, home to the Port of Leith. Leith is located on the southern coast of the Firth of Forth and lies within the city of Edinburgh Council area.

The Harp & Castle is prominently in the centre of Leith Walk, a major street in Edinburgh, Scotland, that connects the city centre to the port district of Leith. It is known for its diverse array of shops, restaurants, and bars, as well as its vibrant culture and history.





DESCRIPTION

The Harp & Castle on Leith Walk is a proper Leith institution with deep roots in local football culture. It first opened as The Tommy Younger Bar, named after the legendary Hibs and Liverpool goalkeeper, before becoming The Harp & Castle under the current ownership of Richard Currie, who has operated the pub for over 26 years.

It has stayed true to its character as a friendly no-nonsense pub where Hibs fans gather before and after matches. Memorabilia lines the walls, and the atmosphere on game days is electric.

The Harp & Castle is a classic community pub offering that genuine Leith Welcome. The business currently runs two poker nights per week & hosts weekly darts & dominoes team events. Customers can also enjoy games of pool or sit back and watch live sporting events on the large screens placed around the bar.

THE OPPORTUNITY

Owning The Harp & Castle isn't just buying a pub, it's taking on a well-loved local landmark with a loyal following. Sitting right on Leith Walk, you've got constant foot traffic and a strong base of regulars, especially on match days when Hibs fans pack the place. The pub already has a solid reputation and a sports-friendly setup, so you're not starting from scratch, you're stepping into a business that works.

There's plenty scope to grow with the introduction of a food option, themed nights, or even tapping into the craft beer trend. In a city where traditional pubs are disappearing, this is a rare chance to own one that's still thriving and full of character.



INTERNAL DETAILS

Upon entering The Harp & Castle from street level there is a small set of steps leading to the main bar area. The décor is warm and inviting, with rich wooden finishes and a classic pub bar that's been the heart of Leith Walk for decades.

A traditional pub with wooden bar stools that line the bar area for customers to enjoy a pint while chatting to the friendly staff. The walls tell a story, lined with Hibs memorabilia and nods to local history, creating a space that feels both authentic and full of character.

Comfortable seating, soft lighting, and plenty of room for friends make it the perfect spot to relax. Sports fans love the big screens dotted around the bar, while the pool table and dartboard add a lively touch.

The Premises Licence allows an internal capacity of c.200 patrons.

A fully fitted commercial kitchen is located behind the main bar along with more storage and a small office space.

Male and female toilets are located to the rear.

A large cellar accessible from a hatch behind the bar spans the size of the pub with exceptional storage facilities. Deliveries are via the drop hatch to the front of the pub on the main street.





FIXTURES & FITTINGS

All fixtures and fittings will be included in the sale however, we have been made aware by our client that there is artwork and signed football strips that will not be included as they are owned by customers and friends of the business. These will be removed before the sales completes.



TRADING HOURS

Monday - 12.00pm to 12.00am
 Tuesday - 12.00pm to 12.00am
 Wednesday - 12.00pm to 1.00am
 Thursday - 12.00pm to 12.00am
 Friday - 12.00pm to 1.00am
 Saturday - 11.00am to 1.00am
 Sunday - 12.00pm to 12.00am

EXTERNAL DETAILS

During the summer months the pub utilises the outdoor tables and chairs licence with c.30 seated customers to enjoy a pint and watch the world go by.

STAFF

There is a small team of long serving staff that will TUPE over.

Staff information will be provided to seriously interested parties.

TRADING INFORMATION

Accounts will be made available after a formal viewing has taken place.

REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value is £26,700 with effect from 1 April 2023.

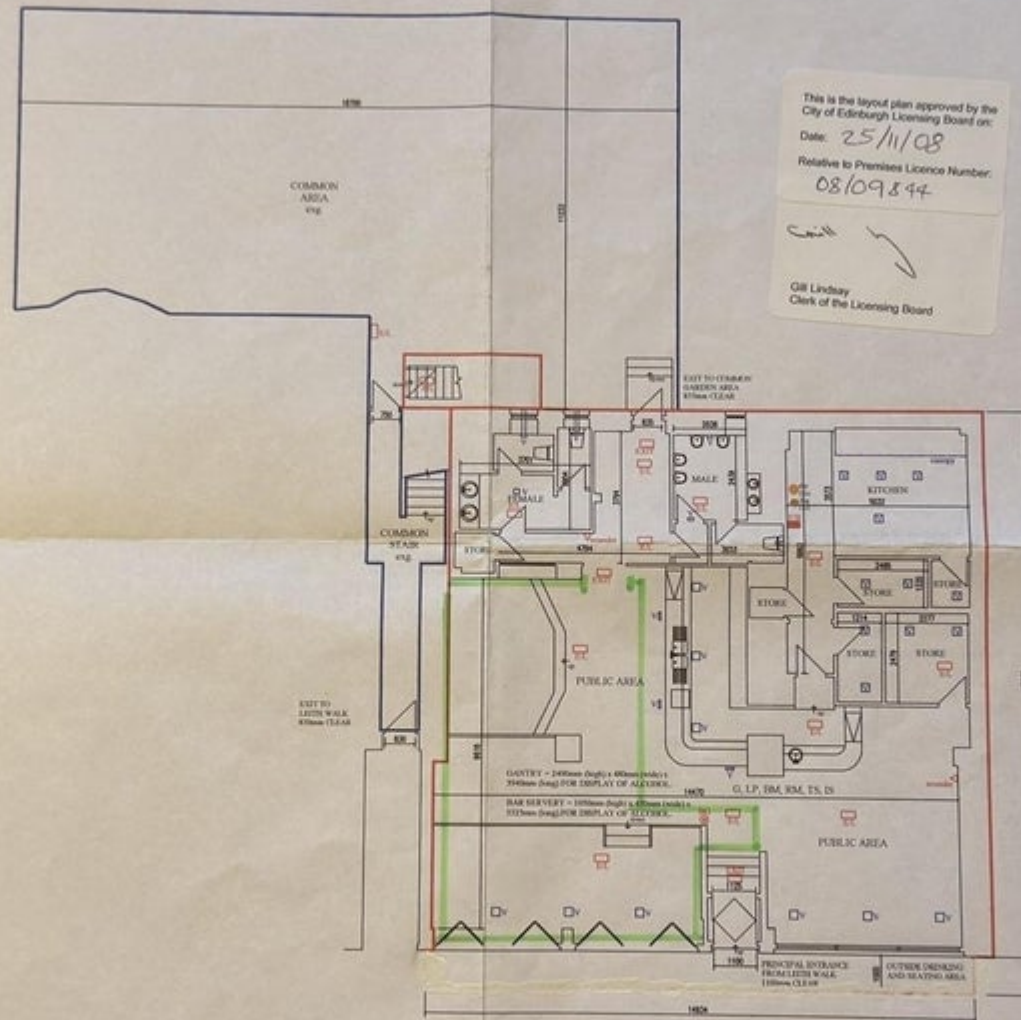
Confirmation of actual business rates payable should be obtained from the local Authority.



LEGEND

- DENOTES EXISTING MANUAL BREAK GLASS POINT
- DENOTES EXISTING FIRE ALARM
- DENOTES EXISTING EXIT SIGN
- DENOTES EXISTING EMERGENCY LIGHT
- DENOTES EXISTING FIRE BLANKET
- DENOTES RED AND-ONE FIRE EXTINGUISHER
- RED LINE INDICATES LICENSED AREA
- BLUE LINE INDICATES COMMON AREA
- LOBBY
- LIVE PERFORMANCES
- BAR/MALE
- RECORDING MUSIC
- TELEVISION SPORT
- INDOOR SPORTS

OCCUPANT CAPACITY - 200 PERSONS

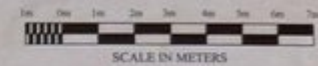


GROUND FLOOR PLAN SCALE 1 : 100

CHILDRENS AREA
+ YOUNG PERSONS

This is the layout plan approved by the
City of Edinburgh Licensing Board on:
Date: 25/11/08
Relative to Premises Licence Number:
08/09844

Gill Lindsay
Clerk of the Licensing Board



LOCATION PLAN 1:1250



Project

EXISTING LAYOUT AT
JAYNES BAR
298-300 LEITH WALK
EDINBURGH

Client

MR RICHARD CURRY

Date

MAY 2008

Scale

1:100

Dwg. No.

968/01

Planning & Building Design Ltd.

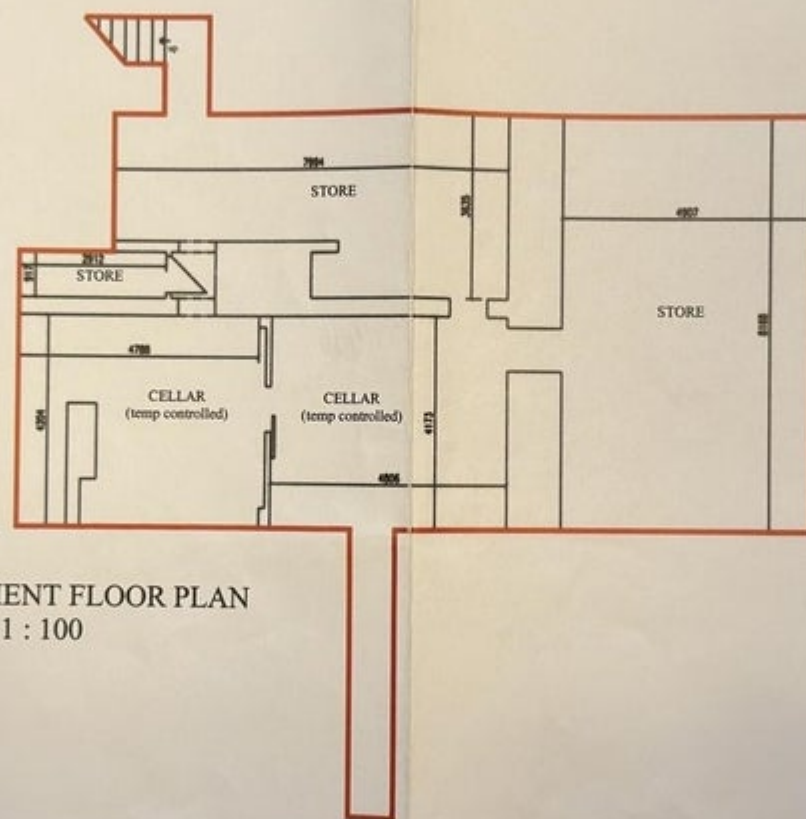
24 West Nicolson Street
Edinburgh
EH8 9DA

Tel. 0131 662 8430



LOCATION PLAN

1:1250



BASEMENT FLOOR PLAN
SCALE 1 : 100

LEGEND

- BG DENOTES EXISTING MANUAL BREAK GLASS POINT
- Sounder DENOTES EXISTING SOUNDER
- EXIT DENOTES EXISTING EXIT BOX SIGN
- DENOTES EXISTING EMERGENCY LIGHT
- DENOTES EXISTING FIRE BLANKET
- DENOTES H2O AND CO2 FIRE EXTINGUISHERS
- RED LINE INDICATES LICENSED AREA.
- BLUE LINE INDICATES COMMON AREA.
- G GAMING
- LP LIVE PERFORMANCES
- BM BAR MEALS
- RM RECORDED MUSIC
- TS TELEVISED SPORT
- IS INDOOR SPORTS

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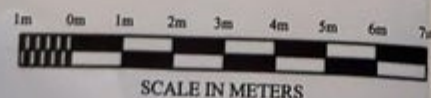
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Gill

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EXISTING LAYOUT AT
JAYNES BAR
298-300 LEITH WALK
EDINBURGH

MR RICHARD CURRY



SCALE IN METERS

PLANNING & BUILDING DESIGN LTD.
24 WEST NICOLSON STREET
EDINBURGH
EH8 9DA

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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

Senior Business Agent - Hospitality

T: +4477 5455 9534

E: simon.watson@christie.com

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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

