

FOR SALE

Pub Investment Opportunity

**GRAHAM
SIBBALD**



Dukes

31 Dukes Street, Leith, Edinburgh, EH6 8HH
Offers in the region of £175,000 - Freehold

Find out more at www.g-s.co.uk

- **Pub Investment Opportunity**
- **Located just off Leith Walk**
- **Annual rent £22,500PA**
- **Present tenant has run the bar for past 4 years**



INTRODUCTION

The property is prominently located on Dukes Street, situated on the North side of Leith Walk, within a well-established and vibrant commercial and residential district. The surrounding area benefits from high levels of footfall, a diverse mix of independent operators, and excellent public transport links, making it a popular destination for both local residents and visitors to the area.

The premises is currently let out to a steady and experienced operator who has successfully run the business for the past four years, demonstrating consistent trading performance and a loyal customer base. The business operates free of tie, providing flexibility for future operators, and offers a strong drinks-led proposition with a wide selection of beers, complemented by an American-style food menu.

The property therefore presents an attractive opportunity for both owner-occupiers and investors seeking a well-located licensed premises with established trading credentials and scope for further growth.

THE PROPERTY

The units are set on the ground floor of a traditional tenement building. The property also has a cellar in the basement.

TENURE

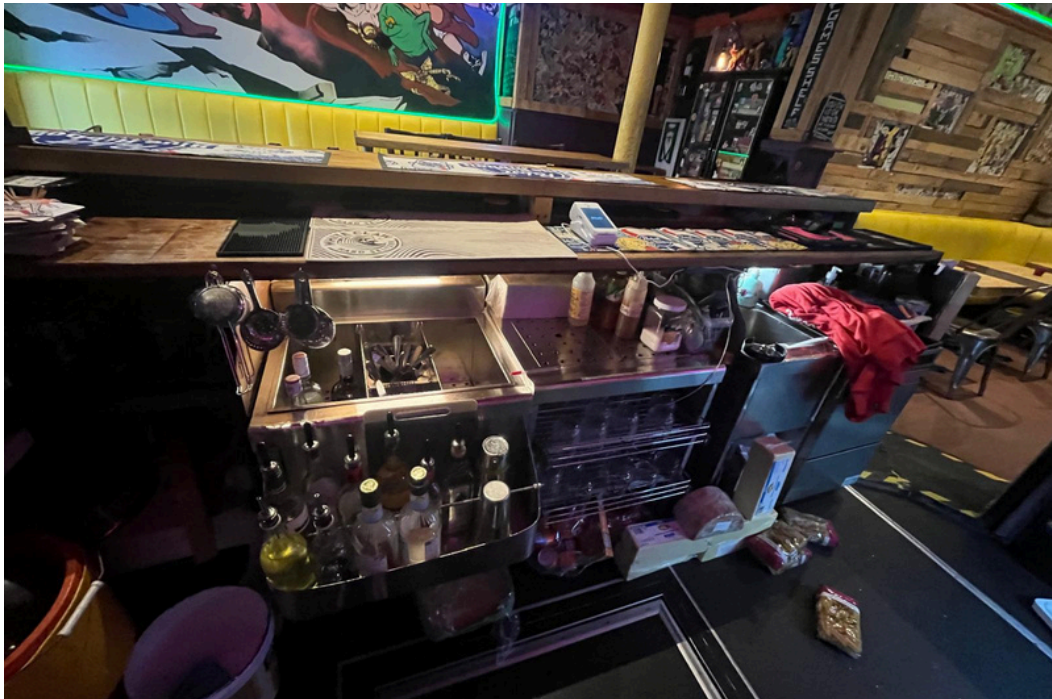
Heritable (Freehold) / Outright Ownership.

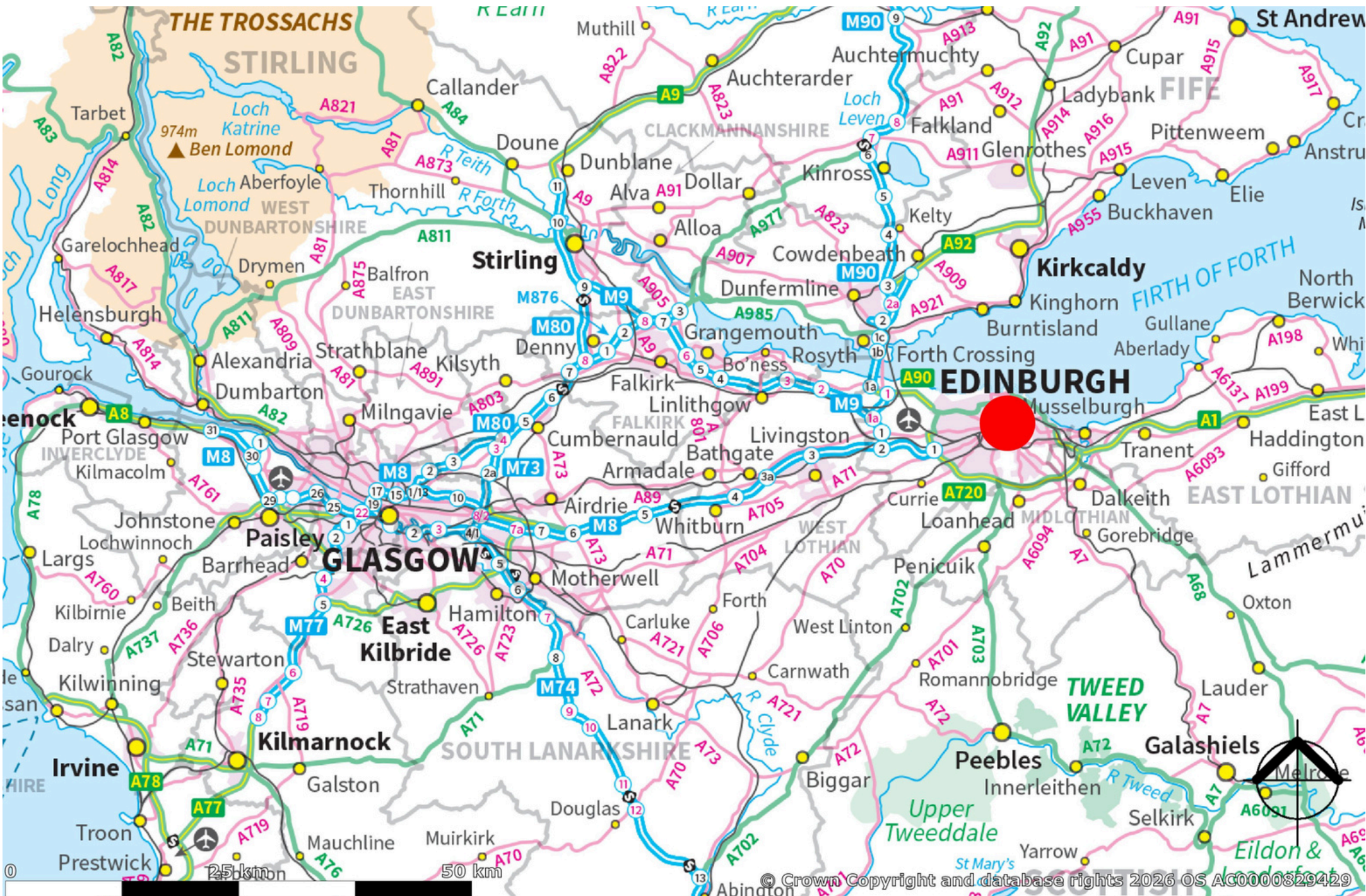
ACCOMMODATION SUMMARY

We have summarised the accommodation as follows: -

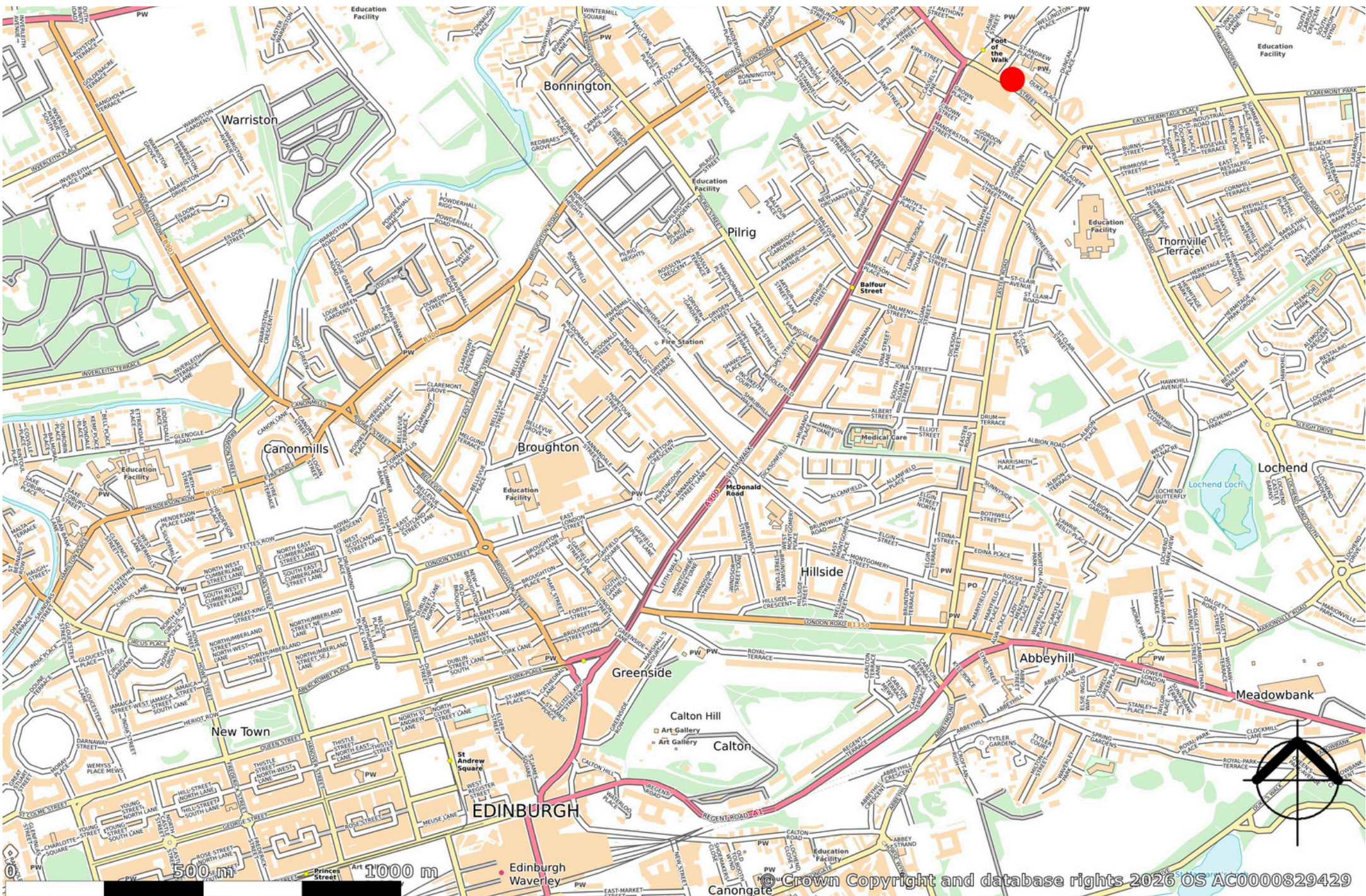
- Public bar
- Cellar/ basement
- Small kitchen area
- Toilets







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SERVICES

Mains electricity, water and drainage. Heating is via gas-fired system. Lighting and cellar cooling installed.

ENERGY PERFORMANCE CERTIFICATE

Dukes - EPC Rating - G, the EPC is available upon request.

RATEABLE VALUE

Dukes - Rateable Value £11,100 (1st April 2026)

PRICE

Offers in the region of £175,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent

martin.sutherland@g-s.co.uk
07768 704 203

ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **June 2026**

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