

TO LET
RESTAURANT



107-109 St. Leonard's Street,
Edinburgh EH8 9QY

- Opportunity to lease fitted restaurant premises close to Edinburgh University
- Benefits from full class 3 consent
- NIA: 144.89 Sqm (1,559 Sqft) split over ground and basement
- Offers over £30,000 per annum

LOCATION

The subjects are located within the Pleasance district of Edinburgh, a popular student area in close proximity to The University of Edinburgh.

More specifically, the subjects face directly onto St Leonards Street and in close proximity to the junction with Bernard Terrace. The road connects to Dalkeith Road to the south, one of the main arterial routes to and from the city centre via the South of Edinburgh.



The unit is situated within a mixed-use area and benefits from a large surrounding student population and immediate access to a range of local amenities.

DESCRIPTION

The unit comprises a ground floor and basement restaurant premises as part of a larger 5 storey traditional stone built tenement, presumed to be surmounted by a pitched and slated roof. The subjects benefit from two front entrances to either side and large glazed timber frame windows offering great visibility and natural light.

There is a fully fitted kitchen to the rear along with w/c's and ancillary storage accommodation.

The basement comprises ancillary storage accommodation and a cellar underneath the bar area.

ACCOMMODATION

We have measured the premises in accordance with the RICS code of measuring practice and found it to be in the order of:

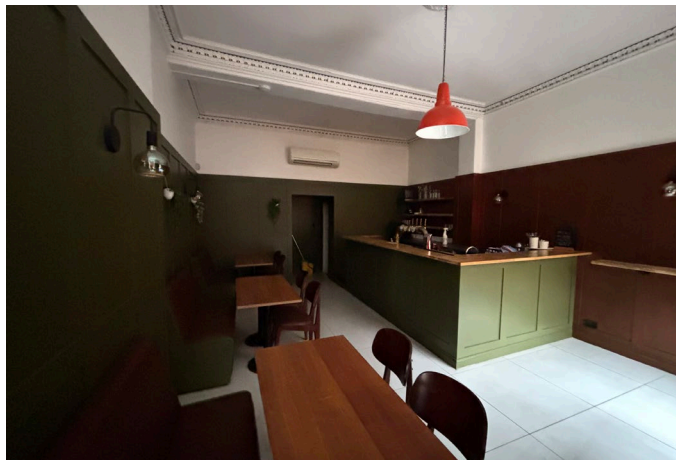
Floor	SQ.M	SQ.FT
Ground	91.54	985
Basement	53.36	574
Total	144.89	1559

EPC

A copy of the Energy Performance Certificate can be made available upon request.

TENANCY

The subjects are available upon new Full Repairing and Insuring terms.



RENT

Offers over £30,000 per annum (Exclusive of VAT)

RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note that the subjects have a Rateable Value of £22,400 (effective from 1 April 2026).

PREMIUM

Our client is looking for £30,000 premium for the fixtures and fittings.

VIEWING

Strictly via the sole letting agents Graham + Sibbald.

LEGAL COSTS + VAT

Each party shall bear their own legal costs within this transaction. The tenant shall be liable for any registration dues.

To arrange a viewing please contact:



ROSS CHINNERY
Director

ross.chinnery@g-s.co.uk
07584 061 146



CORANN HENDERSON
Surveyor

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07776 844 275

IMPORTANT NOTICE

1. These particulars are intended as 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.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

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.