



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

Lease Disposal

£27,000 PA

£85,000 Premium

4-8 Lochrin Buildings, Edinburgh EH3 9NB

Class 3 Restaurant

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Location

4–8 Lochrin Buildings occupies a prime position on Gilmore Place, one of Edinburgh’s most vibrant and well-connected city districts. Just moments from the lively neighbourhoods of Bruntsfield and Tollcross, the area benefits from a strong mix of residential density, student population, office workers, and year-round footfall from visitors with lots of guesthouses on the street. Edinburgh City Centre is within a comfortable 10-minute walk, supported by excellent public transport links, making the property easily accessible for customers and staff. The surrounding streets are home to a thriving blend of independent retailers, cafés and established operators such as Tuk Tuk, Pepes, and Edinburgh Orthodontics—an ideal environment for a successful hospitality venue. The area also draws consistent trade from nearby cultural and educational anchors including Edinburgh Napier University and the iconic King’s Theatre.

Description

4–8 Lochrin Buildings presents a rare opportunity to acquire a beautifully fitted, fully operational 100-cover restaurant, already well-established and popular within the local community. The ground floor is impressively laid out, providing a warm and inviting dining environment complemented by a large, fully fitted professional kitchen situated on the same level—an exceptional advantage for operational efficiency. The configuration allows for smooth service flow and the capacity to handle high-volume trade.

The basement level offers extensive and practical ancillary accommodation, including:

- Multiple storage areas
- A dedicated cold room
- Well-presented WC facilities
- Additional operational space ideal for prep, staff facilities, or dry storage
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This is a turnkey opportunity suited to both seasoned operators and ambitious new entrants seeking a high-performing site in a proven Edinburgh location.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area

Ground Floor 143q. m (1,539 Sq. ft)

Basement 181 Sq. m (1948 Sq. ft)

Total 324 Sq. m (3,487 Sq.ft)

Rent Price

Our clients are seeking a rent of £27,000 per annum.

EPC

The Energy Performance Certificate rating is currently E

Utilities

The property is served by mains electricity, Gas and water.

Rent Teams

- **Rent:** £27,000 per annum
 - **Premium:** Guide price **£85,000** for the fully fitted restaurant and valuable leasehold interest
 - **Lease:** Existing lease runs until **2038**
- Extension or new lease terms may be available by negotiation with the landlord

Rateable Value

According to the Scottish Assessor’s website (www.saa.gov.uk) the subjects have a Rateable Value of £24,400 The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2026.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

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