



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](#)
www.alliedsurveyorsscotland.com



TO LET

15 Main Street, Kirkliston, Edinburgh, EH29 9AE

- ✔ Prominent location in Kirkliston Main Street with private car park for 8 vehicles
- ✔ Immaculately presented class 3 restaurant with fully fitted commercial kitchen
 - ✔ Suitable for up to 50 covers with separate bar and waiting area
 - ✔ Approximate GIA 153.18 sq m (1,649 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

Kirkliston is a small but rapidly expanding town in a semi-rural setting situated approximately 10 miles west of Edinburgh city centre, less than 2 miles from the Newbridge roundabout.

The town is popular with commuters and benefits from close proximity to the surrounding motorway network. Junctions leading to the A8, M8, M9 and Queensferry Crossing are all within a short few miles as is Edinburgh International Airport.

The subjects are situated on Main Street in a south facing location only a short distance from the crossroad with Queensferry Road. Other occupiers near to the premises include Leaps and Bounds Nursery, Scotmid, a pharmacy, hairdresser and hot food takeaway.

There are no other restaurant facilities in the town and there are significant housing developments nearby.

DESCRIPTION

The subjects comprise a single storey detached property of rendered block work construction with aluminum framed windows and a pitched single ply roof. We understand the property has been constructed within the last 3 years.

Internally, the property is laid out as a restaurant suitable for up to 50 covers and is completed to a modern standard throughout with painted plasterboard walls, high level recessed down lighters and wooden flooring. The premises incorporates a bar area, tables and chairs with a private office and WC facilities to the rear. The furniture may be available by separate negotiation.

The kitchen is fully fitted and completed to a high commercial standard to include full extraction facilities and food prep areas.

Connected to the subjects, but with its own separate access from Main Street, is a gallery space. This is being advertised for let independently but it could potentially be let to a restaurant operator as separate dining or waiting space.

VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agent Allied Surveyors Scotland plc.

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ACCOMMODATION

According to our measurement survey the subjects comprise the following gross internal area:

153.18 sq m (1,649 sq ft)

RENT

Our client is seeking rental offers of £35,000 per annum ex. VAT to grant a new lease.

LEASE TERM

The subjects are made available on the basis of a new full repairing and insuring (FRI) lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is G.

RATEABLE VALUE

The premises are currently waiting to be assessed by the Lothian Valuation Joint Board.

TOWN PLANNING

We understand the subjects are suitable for use as a restaurant and benefit from class 3 planning consent. Interested parties can make further enquiries through City of Edinburgh Council's planning department using reference 16/04966/FUL.

UTILITIES

The property is served by mains electricity, gas and water. The equipment in the kitchen is electric.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.

