



**ALLIED  
SURVEYORS  
SCOTLAND**

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**TO LET**

### **Bank House Wine Bar, 20A Strathearn Road, Edinburgh, EH9 2AB**

- ✔ Wine Bar opportunity in Edinburgh's sought after Marchmont area
- ✔ Contained within a former bank premises with period features throughout
- ✔ Local area popular with students, professionals and families
- ✔ Benefits from Class 3 (restricted) planning consent and a premises license relief
- ✔ Approximate Gross Internal Area of 116 sq m (1,249 sq ft)

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





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## LOCATION

Strathearn Road is situated in Edinburgh's south side amongst the sought-after district of Marchmont, approximately 2 miles from Princes Street.

The area is popular with students, professionals and families due to its proximity to the city centre, The Meadows, Bruntsfield Links, schools and higher education campuses.

The subjects are situated on the north side of Strathearn Road close to a crossroad with Kilgraston Road, Grange Road and Marchmont Road. The area is mixed residential and commercial.

Public transport is widely available and there is on street metered and permit car parking.

## DESCRIPTION

The subjects form the ground floor of a two-storey traditional tenement building with the first floor in residential use.

The premises is a former bank and easily identified by the two Corinthian style pillars and large oak door. It is currently used as office premises, featuring a meeting room to the rear, open plan office space to the front, a kitchen, a vault, and WCs.

The CGI's illustrate how the premises could look following a fit out to create a high-quality wine bar.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

116 sq m (1,249 sq ft)

## RENT

Our client is seeking offers over £30,000 per annum to grant a new lease.

## TERMS

The premises are made available on a full repairing and insuring basis for a term to be agreed.

Depending on the type of fit out and covenant, the landlord may consider undertaking tenant fit out works subject to adjustments to the rent.

## TOWN PLANNING/PREMISES LICENSE

We understand the property benefits from Class 3 with restricted cooking planning consent. Trading hours are restricted 08:00 to 8pm. Interested parties should make their own enquiries through the planning department of City of Edinburgh Council on reference: 24/03263/FUL 24.

The premises benefit from a premises license with permitted trading hours for the sale of alcohol of 11am to 8pm.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £15,300 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is F. The recommendation report is available on request.

## UTILITIES

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

## LEGAL COSTS

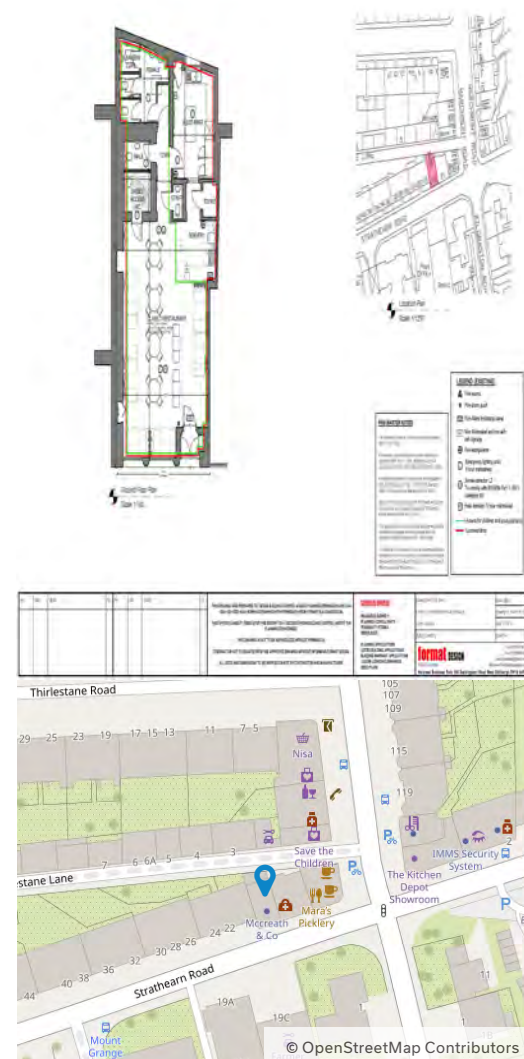
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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