

THE FOOT OF THE WALK

183 CONSTITUTION STREET · LEITH · EH6 7AA

HERITABLE (FREEHOLD)
PUBLIC HOUSE IN LEITH FOR SALE
ON BEHALF OF JD WETHERSPOON



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- **Heritable (Freehold)**
- **Busy location**
- **Prominent corner position fronting Leith Walk and Duke Street**
- **Close to bus routes and new tram stops that extends between Edinburgh Airport, Edinburgh city centre and Newhaven**
- **Underused space at first floor level offers development potential**
- **Situated nearby Newkirkgate shopping centre**
- **Category C listed**
- **GIA - 1,017 Sq M (10,950 Sq Ft)**
- **[Google Street View Link](#)**

LOCATION

Leith is a large, popular area of Edinburgh which is situated 2 miles north east of Edinburgh's city centre. The area is well serviced by public transport with multiple bus routes and the tram providing regular services into the city centre and Edinburgh Airport.

The Foot of the Walk occupies a prominent corner position at the crossroads between Leith Walk, Constitution Street, Duke Street and Great Junction Street, with the Foot of the Walk tram stop 60 metres away. The surrounding area is predominantly commercial with nearby occupiers including Tesco, Boots and Lidl.

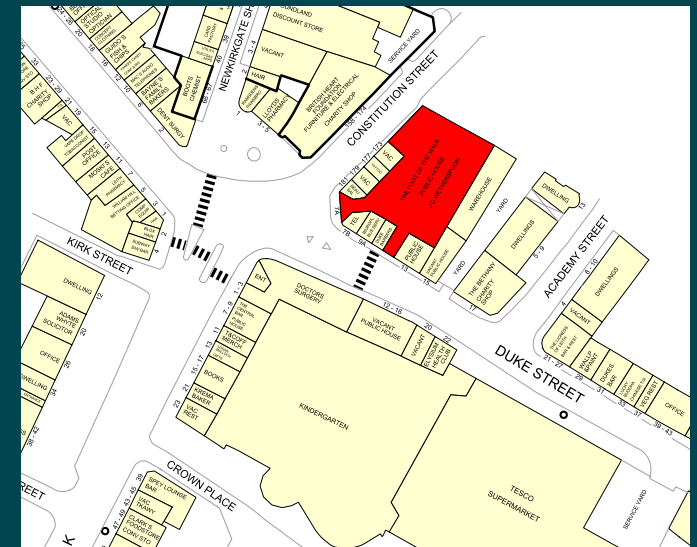
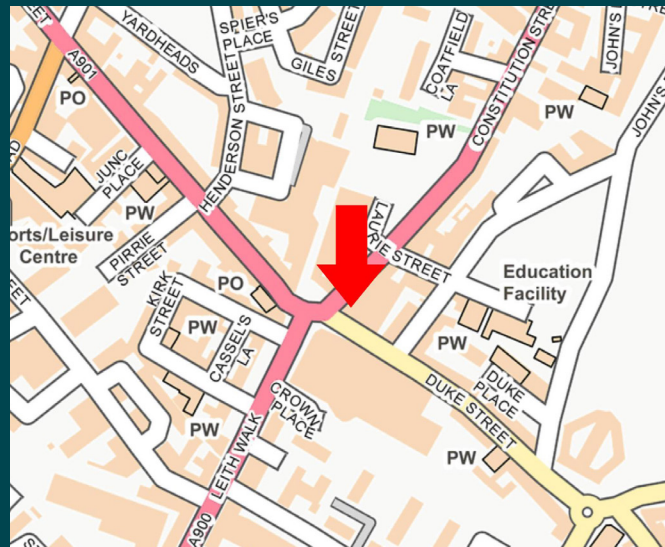
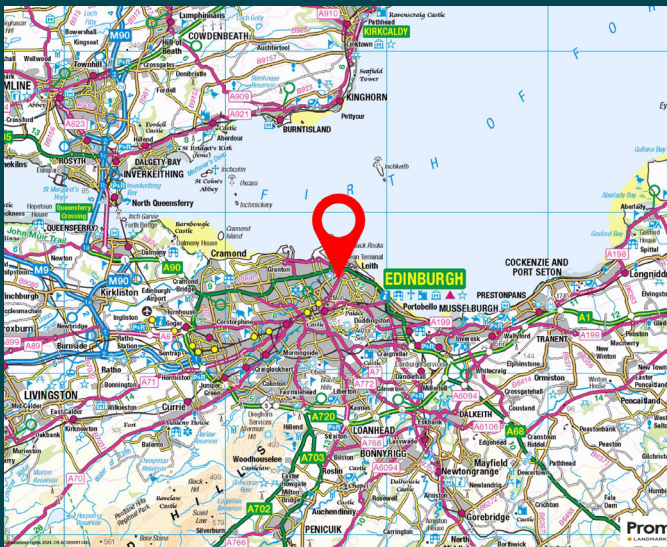
DESCRIPTION & ACCOMMODATION

The Foot of the Walk comprises a two story end of terrace corner building under a multi-pitched tile roof.

Ground Floor: Trading accommodation with bar servery to the right and seating on loose tables and chairs. Ancillary areas include the trade kitchen, customer WC, staff room and offices.

Basement: Cellar and Stores.

First Floor: The first floor was previously in use as a cinema but is now used to house ventilation equipment and is considered void space.



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15 DUKE STREET

The two storey vacant property at 15 Duke Street is owned by the vendor and also available for sale by separate negotiation. Further details are available upon request.

APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	768	8,271
Basement	Ancillary	249	2,679
First	Ancillary	not measured	not measured
Total		1,017	10,950

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Heritable (Freehold).

RATEABLE VALUE & EPC

2023 Rateable Values - £97,600

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Monday to Sunday.

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PLANNING

The property is Category C listed and situated within Leith Conservation Area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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DISCLAIMER: March 2024

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