

NEW LEASE FOR SALE

PUBLIC HOUSE

EDINBURGH

Jeanie Deans

67 St. Leonards Hill

Edinburgh

EH8 9SB



**Asking Price: £15,000 New Lease Premium**  
**£12,000 p.a rent**  
**FREE OF TIE LEASE**

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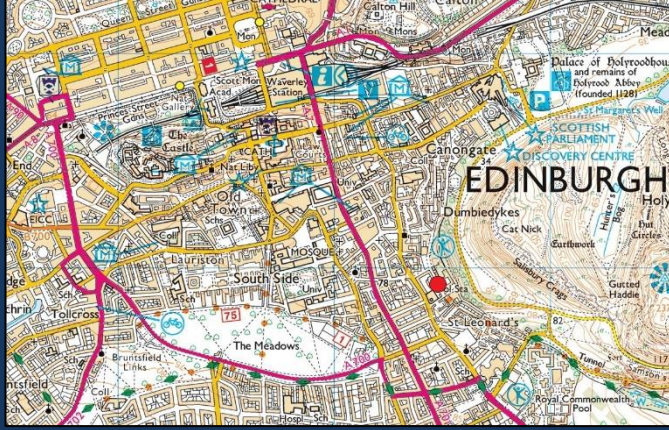
[www.drysdaleandcompany.com](http://www.drysdaleandcompany.com)



## Location

Jeanie Deans is a traditional ground floor lock up pub situated on St Leonard's Hill in the South Side of Edinburgh. The area is home to a large student population being close to Edinburgh University campus. The pub is within walking distance of the Old Town with it's many tourist attractions, Waverley Train Station, The Royal Commonwealth Pool and the Meadows with the property itself overlooked by Arthur's Seat, a prominent landmark in the city.

The surrounding area has a vibrant leisure circuit with a number of independently owned and operated bars and restaurants. The Holyrood Distillery, which attracts tourists, is 200m from the premises



## Description

A ground floor over basement traditional lock-up pub, contained within a 4 storey terraced property of stone construction. The terrace is generally utilised as unrelated private residential accommodation.

There are 2 points of entry from street level, with a timber framed and glazed frontage and illuminated signage above.

The accommodation is a single open plan bar with large central counter. There are various sections of fixed and moveable furniture, with a Licenced capacity of 60.

Ladies and gents toilet facilities are provided off the rear of the main bar area.

A former snug lounge to the front of the property now includes a small staff/kitchenette area, with a microwave and fridge.

The basement incorporates a large refrigerated beer cellar, with loading access provided via a keg drop and hatch from the front of the property.

The property is in a tradeable condition although an in-going tenant may wish to redecorate and the landlord is flexible regarding ideas for any work a new tenant may wish to undertake before re-opening.





All enquiries:

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## Opportunity

An excellent opportunity for an independent operator to take on a free of tie lease with complete buying power regarding beer supply. Densely populated student area with huge potential from the numerous student groups, clubs and societies.

Lease incentives are available and terms are flexible. The landlord is seeking a 10 year lease term (breaks negotiable) with a 5 year rent review mechanism. Proposed rent £12k p.a

## Trading information

The pub was previously leased on a short term basis by an individual operator. There are no historic trading details available and a new lease is being offered with Vacant Possession.

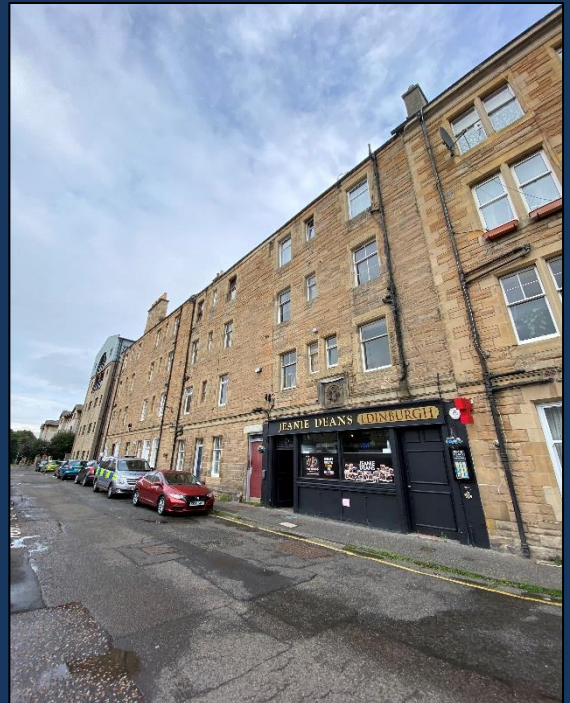
## Rateable Value

The Rateable value (2017) is £14,800. As such the property benefits from full relief under the Small Business Rates Relief Scheme.

## Services

Manis Water, Gas and Electricity.

EPC Rating - G



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. A list of Partners can be obtained from any of our offices. Date of Publication: January 2021