



3A

HUNTLY STREET

CANONMILLS, EDINBURGH, EH3 5HB

**McEwan Fraser Legal**
Solicitors & Estate Agents

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Offering a unique opportunity to purchase this commercial property, located in the basement space of a four-story Victorian building in the vibrant district of Canonmills which is on the northern edge of the New Town and just to the east of Stockbridge.

The premises require a degree of upgrading as it is currently used on an ad-hoc basis as a private bar. However, given the property is located just a stone's throw from Edinburgh City Centre the opportunities are endless. With the correct consents, the property would make a fantastic Speakeasy bar or vibrant deli to name but a few.

The property is accessed via a stone staircase directly into the hallway which gives access to all of the accommodation including three large function areas, a bar, and ladies and gents facilities.

Overall, the property would make a fantastic hospitality venue for an established operator within the industry and newcomer alike. The property would be an excellent acquisition for a buy-to-let landlord looking to purchase the property and put a commercial tenant in place.

Services: Electric, mains water and mains drainage.





FUNCTION ROOMS 1 & 2



FUNCTION ROOM 3, BAR & WC'S

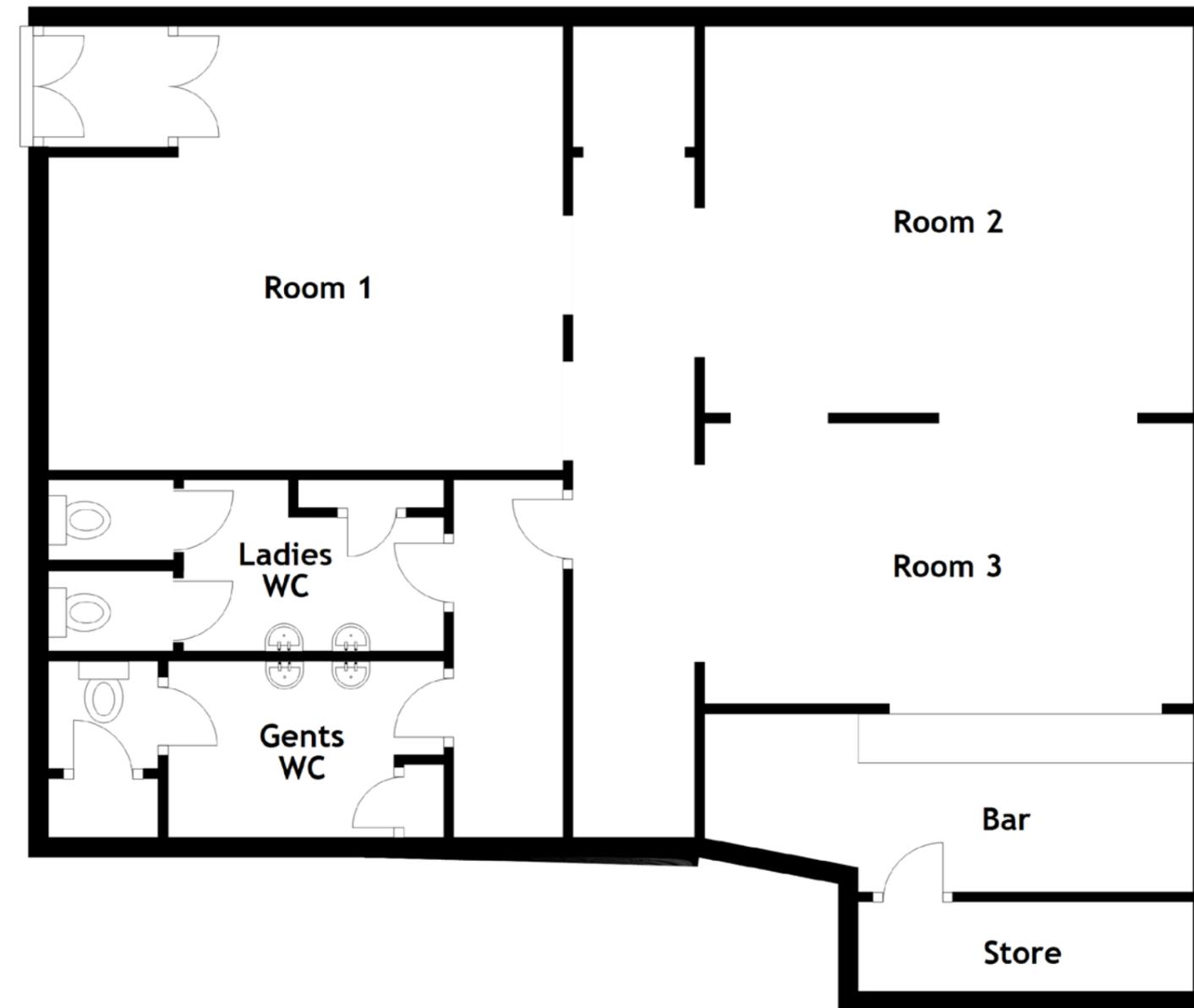
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FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Room 1	5.18m (17') x 4.50m (14'9")
Room 2	4.92m (16'2") x 3.92m (12'10")
Room 3	4.92m (16'2") x 2.85m (9'4")
Bar	4.92m (16'2") x 1.81m (5'11")
Store	3.38m (11'1") x 0.91m (3')
Gents WC	2.77m (9'1") x 1.79m (5'10")
Ladies WC	3.67m (12'1") x 1.74m (5'8")





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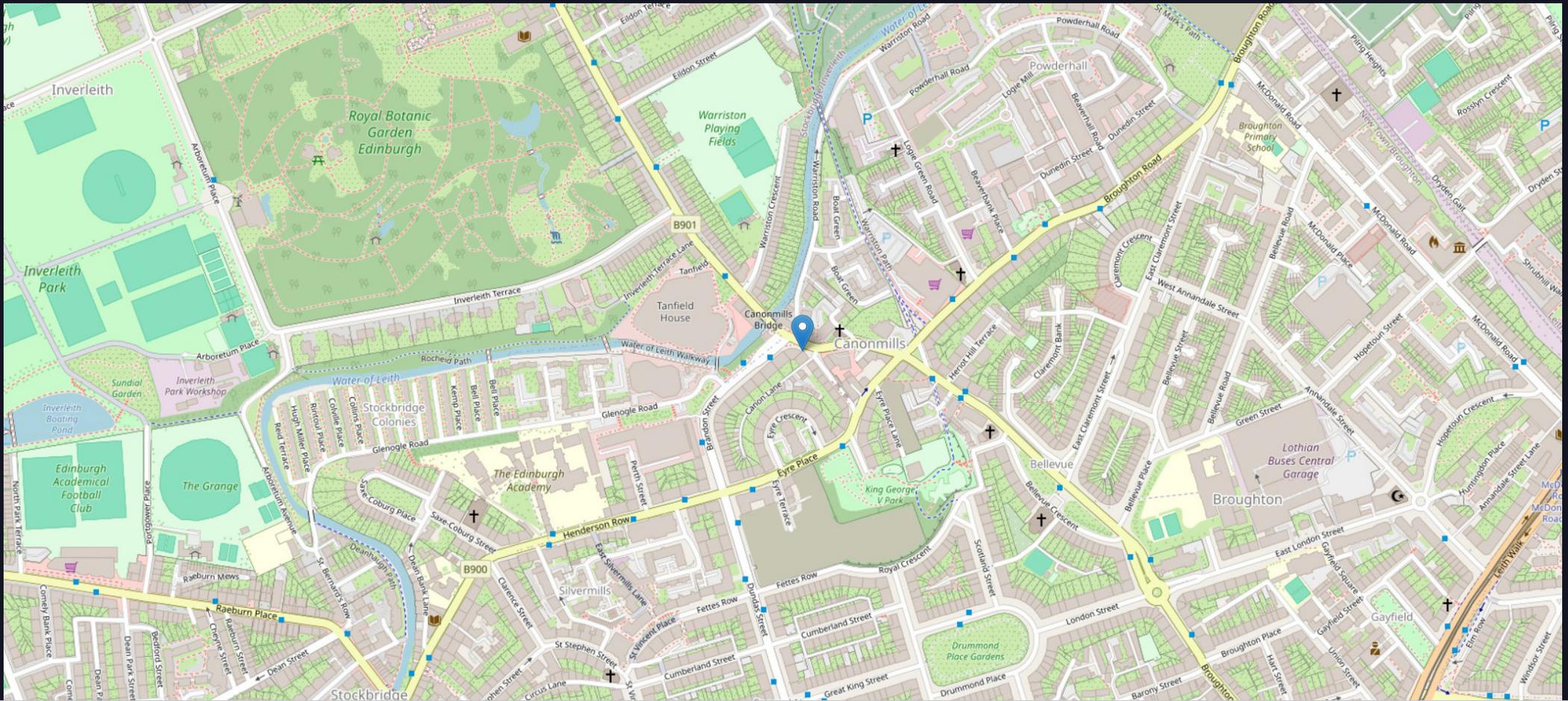
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THE LOCATION

Edinburgh is Scotland's capital with a population of over 500,000 and is the second largest financial centre in the UK outside of London. The capital is a popular tourist destination throughout the year and particularly during the summertime when the city hosts the Fringe Festival.

The subject property is located within the popular residential area of Canonmills which is situated less than ¼'s of a mile north of the city centre immediately next to the New Town. Huntly Street is a main arterial route that connects with Inverleith Row to the north and is only a 10-minute walk from the new 1.7 million sq ft St James's Centre development within the heart of the city centre.





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