ftlinden.com

23 BERNARD STREET, EDINBURGH, EH6 6PW



TO LET

- PROMINENT CLASS 3 UNIT IN THE HEART OF VIBRANT LEITH
- HIGHLY VISIBLE CORNER PROPERTY IN A POPULAR LOCATION
- CLOSE TO 'THE SHORE' TRAM STOP
- GROUND FLOOR OF 88.07 SQM (948 SQFT)
- OFFERS OF £24,000 PER ANNUM ARE INVITED

Location

Edinburgh, a UNESCO world heritage city, and Scotland's capital city is located approximately 400 miles north of London and 45 miles east of Glasgow. It is a key political, legal and judicial centre and is the second largest financial centre in the UK. The city has a population of approximately 525,000 and a regional catchment of around 1.6 million people. Edinburgh has a diverse economy with more FTSE 100 companies located there than any other city in the UK, outside of London. Edinburgh has a booming tourist industry and one of the fastest growing airports in the UK with over 200 direct routes.

More specifically, the property is located within the heart of bustling Leith, a vibrant district to the north of Edinburgh. The prominent corner unit is located on the south side of Bernard Street at the junction with Maritime Street to the west and Constitution Street to the east. There is an exciting mix of nearby occupiers including hotels, restaurants, coffee shops, bars and retail units. Nearby uses include Pierinos, The Kings Wark, Malmaison Hotel, Sainsbury's Local and Boombarbers.

Find on Google →

Description

The property comprises a highly prominent ground floor corner unit with the benefit of Class 3 planning consent. The subjects form part of a four storey stone built building under a part pitch and slate roof. Internally the property is arranged as a café with a main seating area fronting Bernard Street and Maritime Street, a newly formed Assisted WC, additional WC and kitchen / serving area. There is a secondary access point from Maritime Street via a pent. Internally, the property requires an element of upgrading.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the Net Internal Area to be as follows:

	SQ M	SQ FT
Front Café	54.35	585
Rear Kitchen	33.72	363
Total NIA	**88.07**	**948**

Lease Terms

The property is available on full repairing and insuring terms for a minimum of 5 years.

Rent

Offers of £24,000 per annum exclusive of VAT are invited.

Rateable Value

We are advised by the Rates Authority that 23 Bernard Street and 26 Maritime Street are individually listed, however, we anticipate the newly combined unit will be assessed as a single property. The current rateable value of 23 Bernard Street is £12,600 and 26 Maritime Street is £4,200. The ingoing occupier has the right of appeal against these figures.

EPC

The property has an EPC rating of E.

Date of Entry

By arrangement.

Anti-Money Laundering

Under HMRC and RICS regulations, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

Legal Costs

Each party shall be responsible for their own costs; however, the ingoing tenant shall be responsible for any registration dues, Land and Buildings Transaction Tax (LBTT) and any VAT payable thereon.







Viewing & Further Information

Viewings strictly by appointment with the sole letting agent:

FT Linden Ltd
28 Stafford Street
Edinburgh
EH3 7BD

T 0131 226 6287
www.ftlinden.com

John Morton MRICS
E john.morton@ftlinden.com

Angus Thomson MRICS
E angus.thomson@ftlinden.com

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **July 2026.**

Produced by Fifth House