

FOR SALE

PART INCOME PRODUCING DEVELOPMENT OPPORTUNITY

Located within the extremely vibrant
Newington district of Edinburgh

Offers Over £985,000

Extremely high levels of pedestrian and
vehicular passing trade

Premises extend to 614.39 sqm
(6,614 sqft)

Rarely available freehold opportunity in
close proximity to The University of
Edinburgh's main campus

Suitable for a variety of uses subject to
the appropriate planning consents



WHAT 3 WORDS



3 BRISTO PLACE, EDINBURGH, EH1 1EY

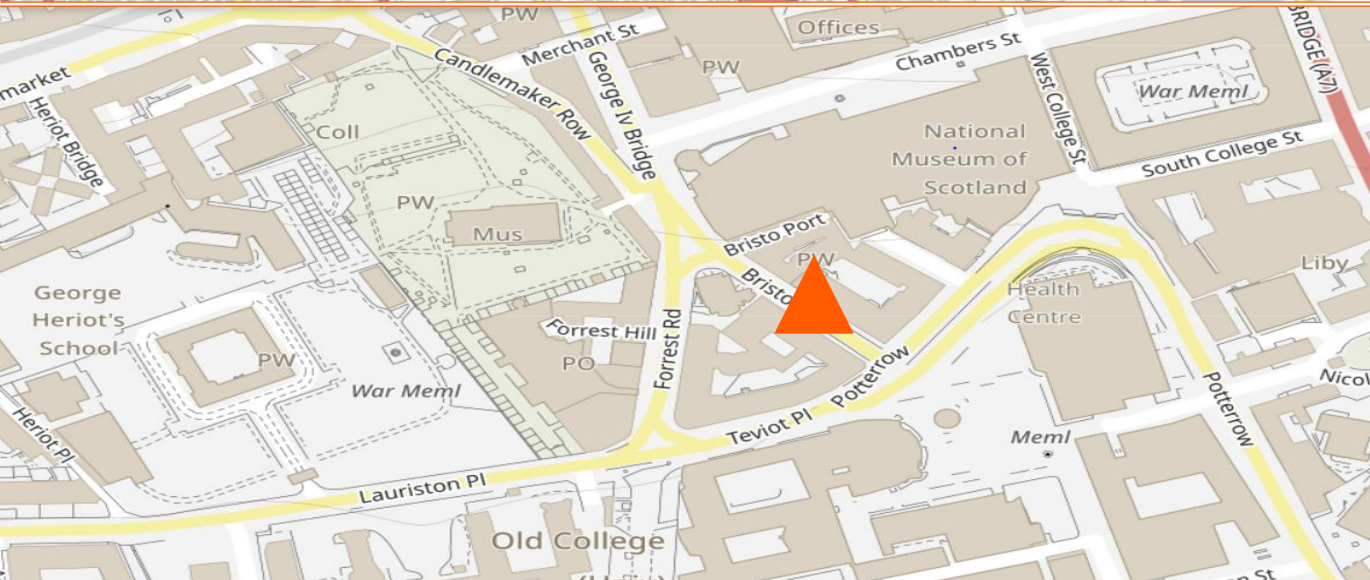
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Location

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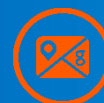
Location

Edinburgh is Scotland's capital city situated on the banks of the Firth of Forth within Midlothian, located approximately 60 miles to the south of Dundee and approximately 50 miles to the east of Glasgow.

The subject premises is prominently located on the northeast side of Bristo Place in the block bound by Forrest Road to the north and Teviot Place to the south, approximately half a mile south of the city centre.

Situated directly opposite Hotel du Vin, the property sits within the heart of the University of Edinburgh district. Bristo Place is located within the Newington district of Edinburgh, an extremely vibrant neighbourhood bustling with students, thus benefitting from an extremely high level of footfall 7 days a week. It is also one of the main vehicular routes out the city centre which leads traffic from Princes Street to the south.

Bristo Place is a well-established retail, leisure & residential location, home to an abundance of reputable local & national occupiers including the National Museum of Scotland, George Heriot's School, The University of Edinburgh, Nandos, Frankenstein & Alandas Gelato.



FIND ON GOOGLE MAPS





Description

3 BRISTO PLACE, EDINBURGH, EH1 1EY



Description

The property is arranged over the ground, first, second and basement floors of a 4 storey & basement traditional stone-built tenement surmounted under a pitched & slated roof.

Accessed directly from Bristo Place, the ground floor comprises a restaurant and bar area benefiting from circa 100 covers as well as a disabled WC to the rear. The basement has a fully compliant commercial kitchen with walk-in freezer, baking area, a cellar, a staff room, office, storage & customer male & female WC facilities. These floors are currently leased.

Formally a Church, the first & second floors present remnants of this, most recently being used as a suitable event space with the first floor providing a stage & bar area. The mezzanine provides balcony/gallery space, used for seating & storage. There is a communal garden to the rear, which can be accessed from Lothian Street or via the basement.

The property benefits from gas central heating throughout, 200 AMP 3-phase electricity & a late premises license.

The property would be suitable for residential conversion or alternative commercial uses, subject to the necessary planning consents.



Price

The subjects are offered on a freehold basis at offers over £985,000.

Rateable Value

Ground & Basement - £52,600

1st & Mezzanine- £16,000

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

Planning

View the properties planning history here:

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/search.do?action=simple&searchType=Application>

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

FRI LEASE	
Tenant	3BPL LTD
Rent per annum	£65,000
Floors	Ground & basement
Duration	31 st July 2025 – 30 th July 2040
Break option	N/A
Rent review	Annual RPI uplifts
NB	SoC attached to the lease

ACCOMMODATION	SqM	SqFt
Basement	157.65	1,697
Ground Floor	177.76	1,913
First floor	158.30	1,704
Mezzanine	120.68	1,299
Total	614.39	6,614

The above floor areas have been calculated on a Net & Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 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 the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **SEPTEMBER 2025**

