

Restaurant property on offer in Leith

✘ An exceptional opportunity to take over a vacant former restaurant site in one of Edinburgh's most exciting and prosperous locations is available with specialist property adviser Christie + Co.

Nestled on the historic Shore in Leith, the vacant restaurant premises is circa 2,500ft and boasts beautiful character features including exposed red brick archways and stunning steel and glass detail.

Formerly a 'Bond' warehouse, the interior of the 80-cover restaurant is split into two sections. The space by the entrance was previously used as a reception area, ideal for pre and post dinner drinks. The second area offers an intimate dining experience and can cater for smaller or larger groups.

Over the years, the Shore area has undergone a dramatic transformation from an industrial hub into a bustling hive of bars, cafes, luxury apartments and restaurants, including The Kitchen, a Michelin-starred restaurant owned and operated by Scottish celebrity chef Tom Kitchen.

Jamie Jackson of Christie + Co's Edinburgh office who is handling the sale, commented: "This superb property can lend itself to a wide range of business, particularly restaurants due to its location and internal theme."

"Leith is one the most attractive destinations within the capital, the increase of investment has improved the local infrastructure and the perception of Leith and the Shore has changed dramatically. It is now one of the city's most desirable and prosperous areas, and has attracted an influx of home buyers, creating a demand for more hospitality businesses in the region, making this vacant unit a promising development

opportunity. The high levels of footfall, combined with the area's excellent reputation and diverse mixture of businesses gives any operator the chance to capitalise on what is truly a once in a life time chance to set up an iconic business."