

FOR SALE

BOSTON & HAWTHORNE PUBLIC HOUSE

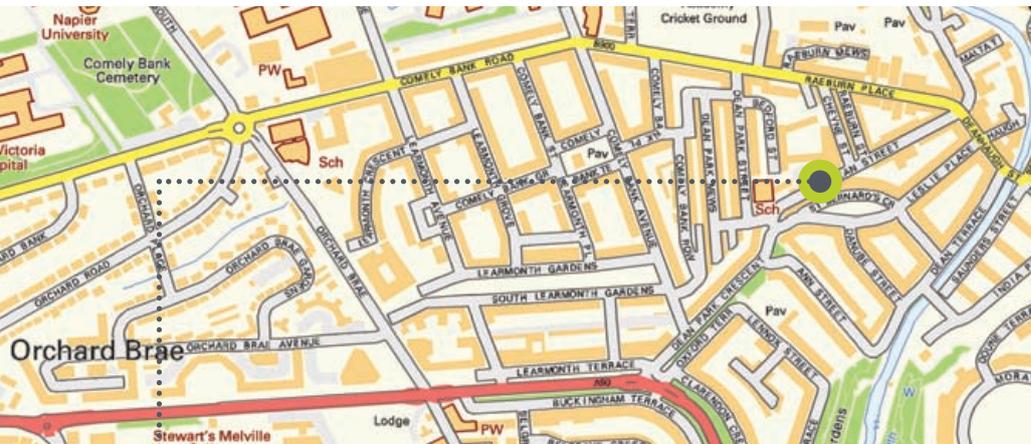
50 Dean Street | Edinburgh | EH4 1LQ



Offers Over £295,000 + VAT

- Rarely available bar/restaurant opportunity.
- Exceptional trading location within the Stockbridge area of Edinburgh City Centre.
- Vibrant, fashionable and highly affluent trading location.
- Easily managed single bar operation with kitchen to the rear.

FIRST CLASS BAR/RESTAURANT OPPORTUNITY IN HIGHLY AFFLUENT AREA



Location

The Boston & Hawthorne public house is situated on Dean Street, within a prime trading position in the Stockbridge area of Edinburgh. Stockbridge lies only approximately 15 minutes' walk from the core city centre and is a highly popular residential area, made up from historic stone constructed town houses and highly attractive listed crescents.

The immediate area is highly popular with young professionals as well as families and students commuting to the city centre and universities.

Description

The premises are arranged on the lower levels of a multi-storey, attractive stone constructed building, under a pitched roof, which appears to be clad in slate. Specifically, the Boston & Hawthorne occupies the ground floor and basement of the main building. There is direct access from the front of the premises off the street.

Accommodation

The Boston & Hawthorne is an easily managed single bar operation. There is an attractive timber bar servery to one side and, we would estimate, seating for approximately 50 persons.

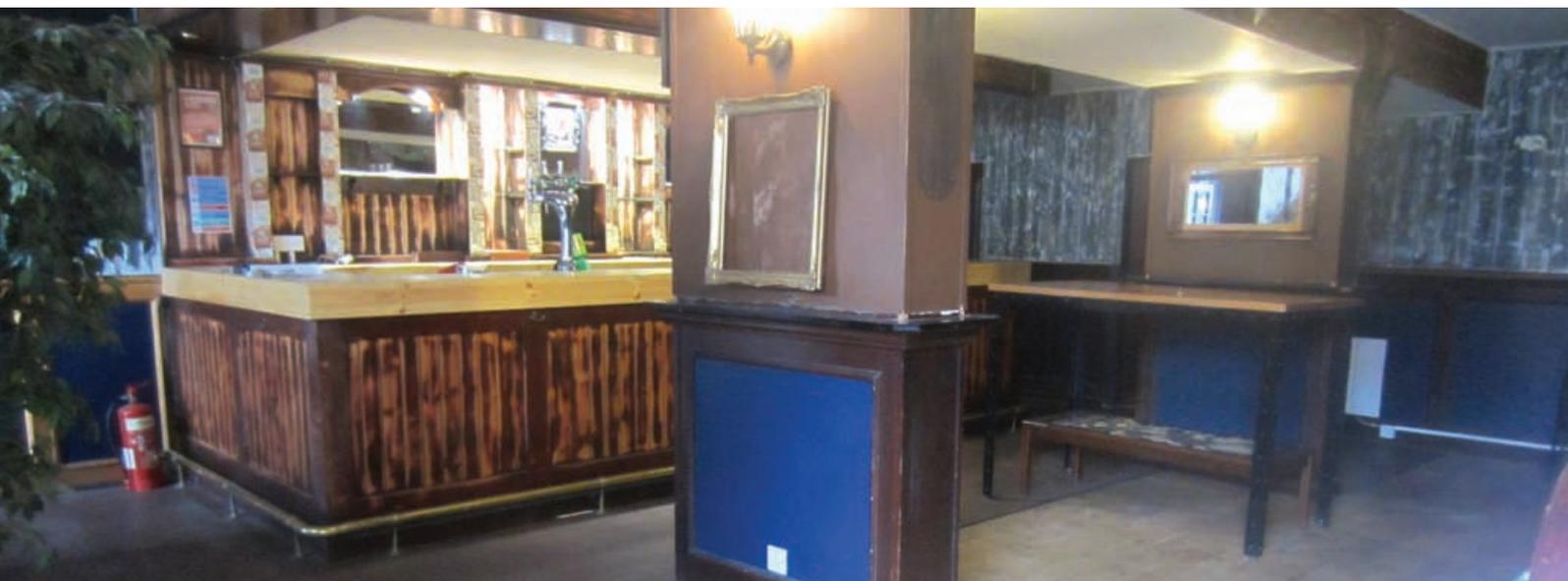
Ladies and gent's customer toilets are situated to the rear. In addition, there is a large storage area, also to the rear, which leads into a kitchen, which has a commercial extraction. There is access at the rear to an external well. Externally, there are 2 cellars off the well area.

The premises lends itself to either a bar or restaurant operation or, indeed, a combination of both.

Premises Licence

There is a premises licence in place, regulated by the 2005 Licensing (Scotland) Act. This will be transferred to a purchaser on completion of a transaction.





Services

The property is connected to all mains services, including water, drainage and gas.

EPC

The premises has an EPC rating - G. A copy of the Energy Performance Certificate is available on request.

Rateable Value

The Rateable Value is entered on the Valuation Roll as £18,200, effective from 1st April 2017. The new purchaser will have the right to appeal the Rateable Value.

The Opportunity

The Boston & Hawthorne is owned by Trust Inns and, historically, has been leased out. Unfortunately, there is no financial information available for the business as the previous tenant was in control of the business.

However, the premises offer a rare opportunity to purchase a heritable public house within a highly affluent and popular trading area within Edinburgh City Centre. The property is ideally suited to an owner operator/chef proprietor to develop a quality bar/restaurant concept.

Asking Price

The premises have been placed on the market at offers over £295,000 + VAT.

Additional Information

Additional information, including floor plans and financial information, is available via the property data room. Please contact the sole selling agents to arrange access to the data rooms.



Viewing - Strictly by appointment

For an appointment to view or further information, please contact:

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