

The Wash Bar, 11 North Bank Street, The Mound Edinburgh EH1 2LP

lot 30

Heritable City Centre Public House Investment

- Ground and first floor let to Miltime Limited, trading as The Wash Bar, until 2037
- The proprietor has been operating the premises as a bar since 1990
- Prominent position on North Bank Street overlooking the Mound and Princes Street
- Located on the edge of the Old Town, just off the Royal Mile and within a five minute walk of Edinburgh Castle
- Popular and Affluent University City ranked second in UK for tourist visits
- Six Week Completion Available

Rent
£35,000
per annum
exclusive

Maintenance works to the roof due to complete end of February



Location

Miles: 45 miles north-east of Glasgow
38 miles south-east of Stirling
120 miles north-west of Newcastle
Roads: A7, A720, M8, M9
Rail: Edinburgh Waverley Station
Air: Edinburgh International Airport

Situation

The property is situated in Old Town one of the most historical parts of the City of Edinburgh, in a prominent position on North Bank Street, the principal access route from George IV Bridge to The Mound and the prime retail pitch of Princes Street. The property benefits from its position adjacent to Edinburgh University's New College Library, one of the largest and most renowned centres for studies in Theology and Religious Studies in the UK. Other nearby occupiers include HBOs Head Office and The High Court.

Description

The property comprises a public house over ground floor with bar/function room at first floor level. The property is fitted out with a bar and seating areas at both ground floor and first floor. There is a small kitchen on the first floor together with the beer cellar to the rear of the first floor.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	95.65 sq m (1,029 sq ft)	MILTIME LIMITED	25 years from 01/08/2012 until 31/07/2037 on a full repairing and insuring lease	£35,000	01/08/2017 and five yearly
First	Bar/Function Room	142.52 sq m (1,534 sq ft)				
Totals		238.17 sq m (2,563 sq ft)			£35,000	

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