



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

Lease Disposal

£20,000 Per Annum

£36,000 Premium

12 Clerk Street, Edinburgh EH8 9HX

Class 1a

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Location

Positioned on the east side of Clerk Street, just a mile south of Princes Street, this prime spot sits at the heart of Edinburgh's vibrant city centre. The area enjoys exceptional visibility with heavy passing traffic and consistently high footfall, making it a sought-after destination for businesses. Its proximity to the University of Edinburgh ensures a strong student presence, while the surrounding mix of cafés, takeaways, and convenience stores adds to the lively atmosphere.

Excellent public transport links serve the location, with multiple bus routes across the city, and nearby streets offer convenient pay-and-display parking.

Description

The property is currently run as a successful Bubble Tea Franchise, the subjects comprise the ground and basement floors of a four-storey tenement style building constructed of sandstone with a pitched and slated roof. There are residential flats on the upper levels of the property. Internally, the property has a smart fully fitted sales area with a service counter directly to the left upon entry and benefits from high ceilings throughout the ground floor. Behind the front area the mid-section houses a small office area and a large ice-making machine, there are WC facilities and extra storage towards the rear.

The basement is deceptively spacious and comprises two partitioned dry storage rooms which would be suitable for storage or additional staff areas, the basement is accessed from a stair located in the mid-section.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area

Ground Floor 41 sq. m (301 sq. ft).

Basement 34sq. m (301 sq. ft)

Total 75 sq. m (602 sq. ft)

Rent Price

We are seeking a rent of £20,000 per annum.

EPC

The Energy Performance Certificate rating is currently G

Utilities

The property is served by mains Electricity and Water

Rent Price

The current rent is £20,000 per annum on full repairing and insuring (FRI) lease with 15 years remaining.

Premium

Our client is seeking £36,000 for their leasehold interest in the property, all fixtures and fittings and any goodwill.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects will have a Rateable Value of £13,500. The uniform business rate for the current year is £0.49 pence in the pound.

Effective from April 2026, currently there are zero rates payable. This may be appealed or transitional rates could be applied for.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information



IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - IME for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 term of them.