




McEwan Fraser Legal
Solicitors & Estate Agents
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The Roamin Nose

14 EYRE PLACE, EDINBURGH, EH3 5EP

THE LOCATION

The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition. The New Town dates back to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning. Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, and amenities.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies, and other financial services, as well as excellent bars and restaurants. If you take a short walk from the Roamin Nose, you will find yourself on Dundas Street and heading up the hill will take you towards Princes Street with all it has to offer, presenting you with access to a huge number of services. It is around a fifteen-minute walk to Waverley Train Station, making it suitable for a variety of potential buyers. With a fantastic train service getting you to London in less than four and a half hours, soon to be under four hours with the new Hitachi trains.

For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is also only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of the old railway lines radiate out in a variety of directions providing interesting walks with new perspectives on otherwise familiar parts of the city.



THE ROAMIN' NOSE

McEwan Fraser Legal are delighted to be able to present to the market this rare and unique fully fitted leasehold Bistro/Cafe/Restaurant opportunity located on Eyre Place. The property has been trading well over the last few years under the current owners care and it has the ongoing potential utilising its location, space and trading hours to be developed in a plethora of different ways. At the moment the Bistro/Cafe/Restaurant serves a limited trading position that could very easily be extended to include lunch-time dining or even a more relaxed cafe/takeaway operation given the current layout and size of the space available. There is also an opportunity to reconfigure the place and develop a completely different format.

Tenure: Leasehold

Covers: 30+

Extras (Included in the sale): To be discussed at formal offer.





RARE AND UNIQUE FULLY FITTED LEASEHOLD BISTRO/ CAFE/RESTAURANT OPPORTUNITY

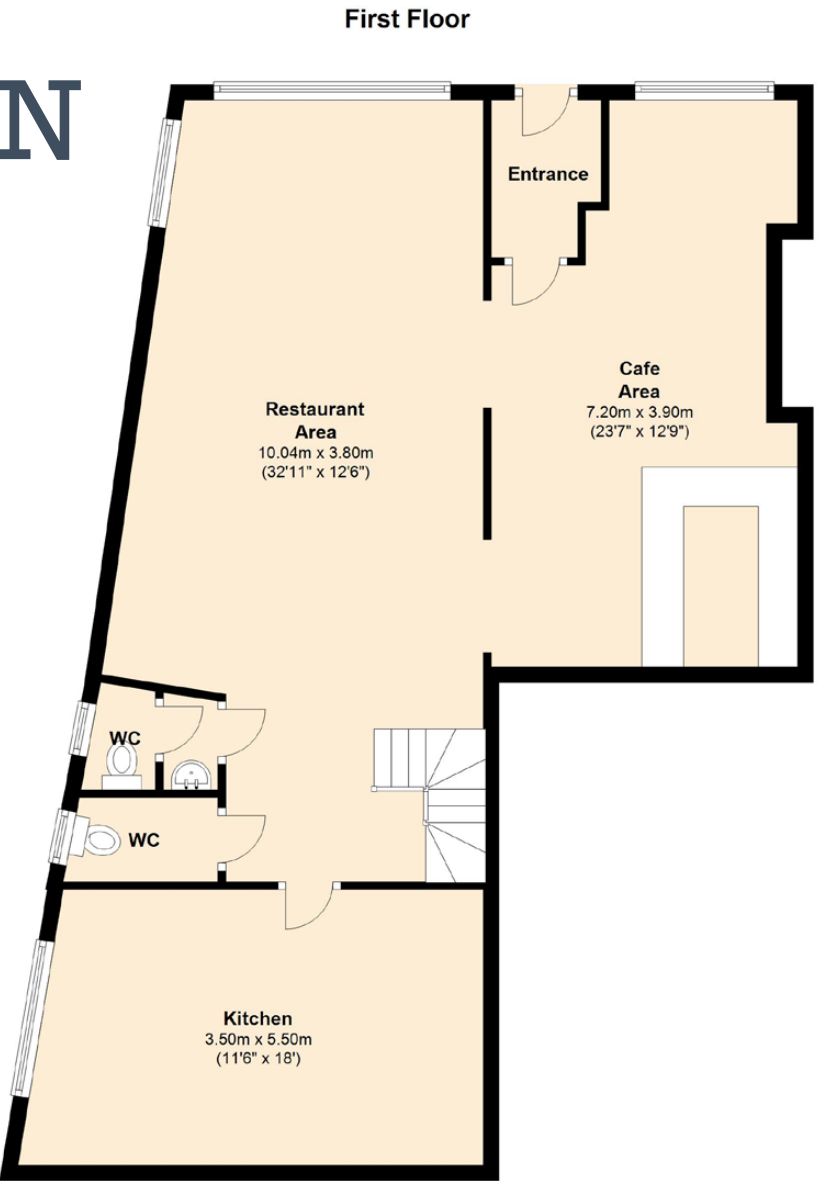


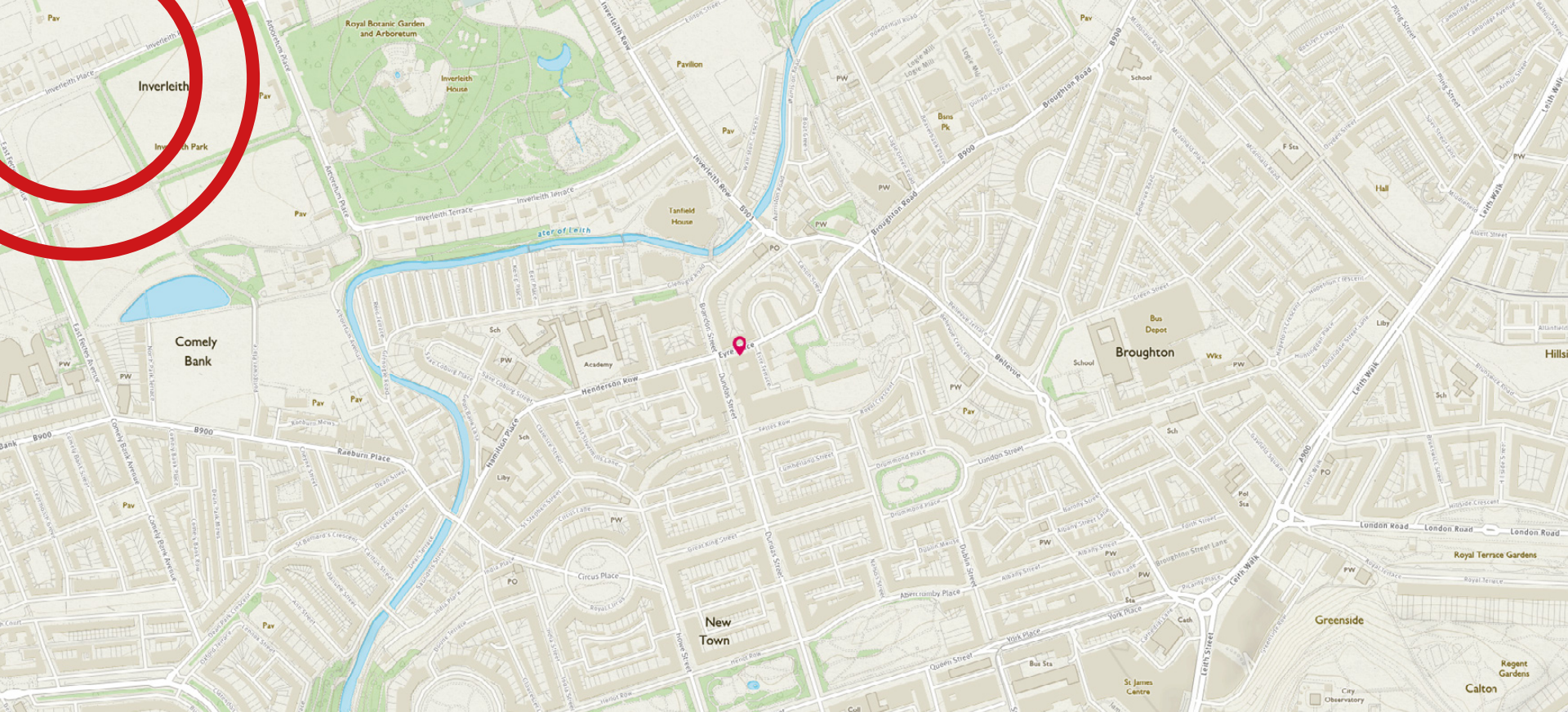


THE OFFICE, KITCHEN & OUTDOOR SPACE



THE FLOOR PLAN





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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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