FOR SALE
RESTAURANT / CLASS 3 PREMISES

GRAHAM SIBBALD



42 Dalmeny Street,
Edinburgh EH6 8RG

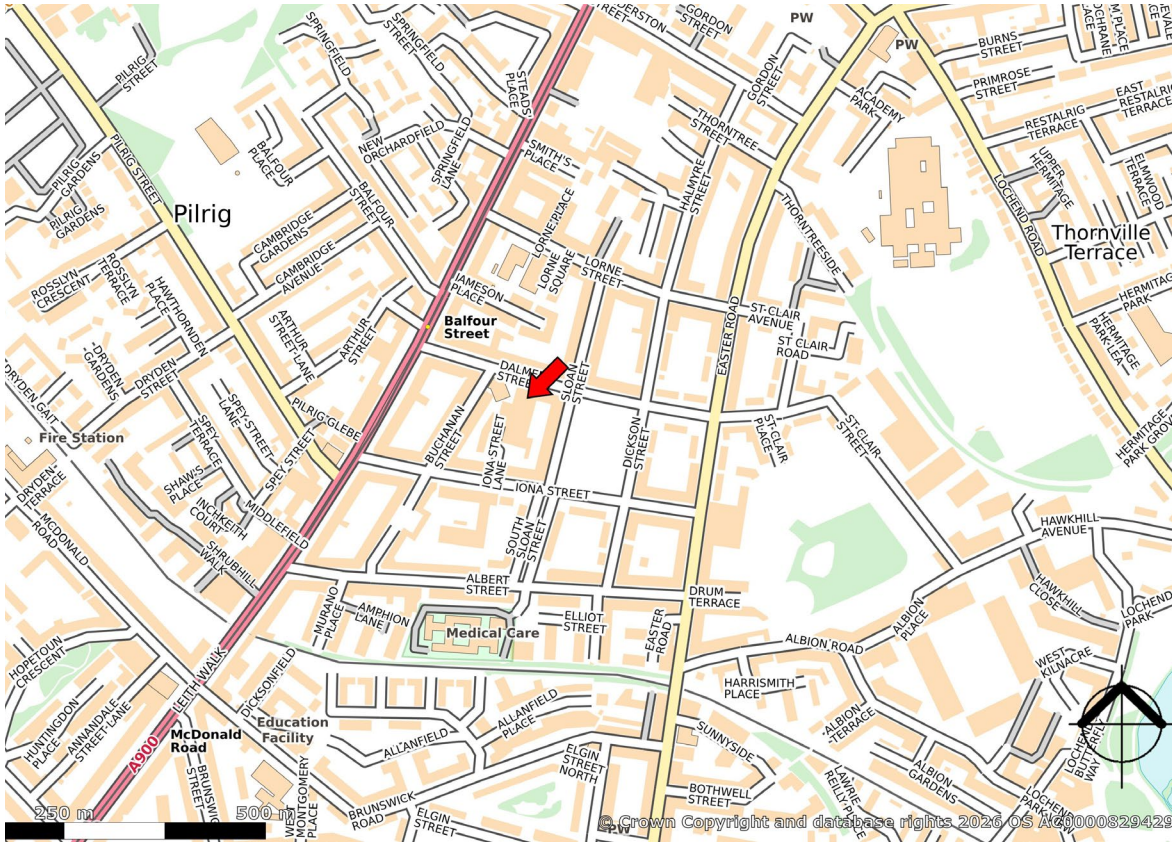
- Former Stack Dim Sum Bar
- Vacant restaurant premise just off Leith Walk
- Space for approx. 30 Covers
- Size: 58.06 Sq M (624 Sq Ft) over ground floor
- Offers over £140,000 (exclusive of VAT)

LOCATION

The subjects occupy a well-established location on Dalmeny Street in the popular Leith district of Edinburgh, approximately two miles north-east of the city centre. The property lies a short distance east of Leith Walk, a principal arterial route characterised by a vibrant mix of independent retailers, cafés, bars, restaurants and local services. Excellent public transport connections are available nearby, with frequent bus and tram services providing direct access to the city centre, Newhaven and Edinburgh Airport. The Shore, Leith Links and St James Quarter are also within easy reach.

DESCRIPTION

The subjects comprise a ground floor restaurant forming part of a four-storey sandstone tenement building, with residential accommodation above. The unit benefits from a prominent frontage onto Dalmeny Street, featuring two large windows and a central recessed entrance.



The accommodation is presented with the former well respected operator 'Stack Dim Sum Bar' fixtures and fittings in place. Including, tables and chairs in the front dining area, and a fully fitted, albeit dated kitchen facility to the rear. There are also male/female toilet facilities and additional storage to the rear.

FIXTURES AND FITTINGS

Please note that the property is being sold as seen. No warranty or guarantee is given as to the condition or functionality of any equipment within the property.

ACCOMMODATION

According to our calculations and in line with the RICS Code of Measuring Practice 6th Edition we estimate the subjects extend to the following approximate gross internal area:

42 Dalmeny Street	Sq M	Sq Ft
Total	58.06	624

PRICE

Offers over £140,000 (exclusive of VAT) are invited.

RATEABLE VALUE

Based on publicly available information obtained from the Scottish Assessors Association, we understand that the property has a current ratable value of £8,700 per annum from 01/04/2026. We understand any occupier may benefit from 100% rate relief under the small business bonus scheme.

PLANNING / USE CLASS

We understand the premises benefit from Class 3 planning consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997 (as amended).





PREMISE LICENSE

We understand the owner has a premise licence which will be included as part of the sale.

OPERATING HOURS

The property can operate between the following hours:

Monday	11:00	01:00
Tuesday	11:00	01:00
Wednesday	11:00	01:00
Thursday	11:00	01:00
Friday	11:00	01:00
Saturday	11:00	01:00
Sunday	11:00	01:00

EPC

Available on request.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing purchaser being responsible for Land & Buildings Transactions Tax and registration dues incurred. No VAT will be charged for this transaction.

To arrange a viewing please contact:



CORANN HENDERSON
Surveyor
corann.henderson@g-s.co.uk
07776 844 275



MURDO MCANDREW
Director
murdo.mcandrew@g-s.co.uk
07799 159 665

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.