Drysdale & COMPANY

FOR SALE

FREEHOLD PUBLIC HOUSE



EDINBURGH · SOUTHSIDE

67 St Leonard's Hill

Edinburgh
EH8 9SB

TENURE
Freehold (heritable)

POSSESSION
Vacant from January 2027

PRICE
Offers over £195,000 + VAT

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THE OPPORTUNITY

A rare freehold pub on Edinburgh's Southside a short walk from The Meadows and Edinburgh's Old Town

Drysdale & Company is instructed by the landlord to sell the freehold of this traditional ground floor and basement public house. The current tenant's lease expires in January 2027 and they are relocating to open a whisky bar elsewhere in Scotland, so the property will be sold with vacant possession.

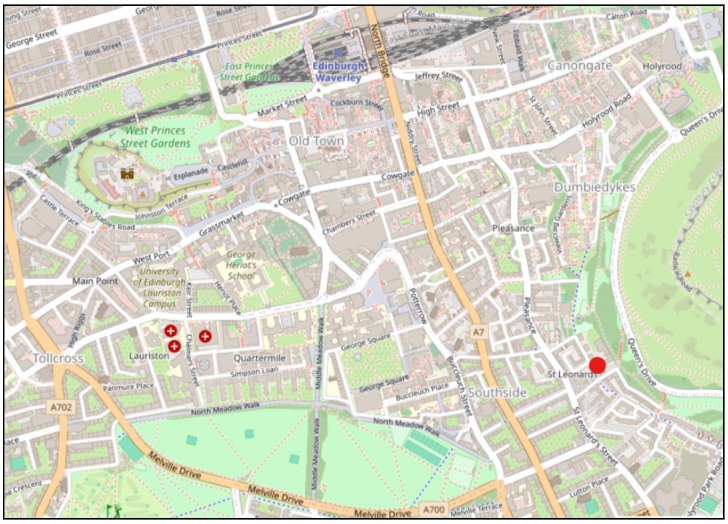
Small freehold pubs this close to the Old Town seldom come to the market. This is an opportunity for a new operator to buy outright and establish their own public house in a long-standing licensed setting.

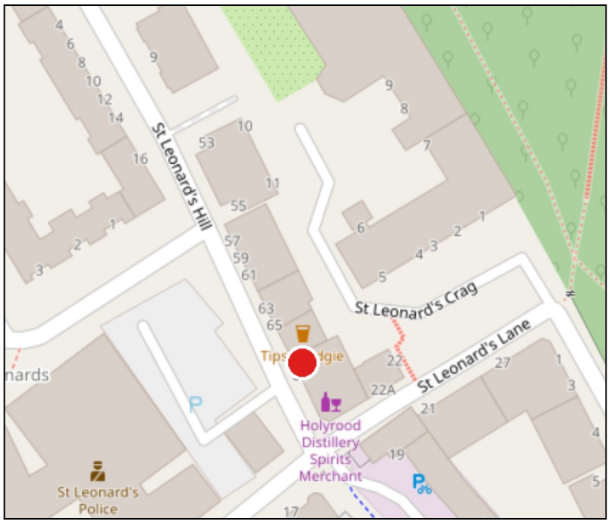
LOCATION

The pub sits on St Leonard's Hill in Edinburgh's Southside, a busy residential neighbourhood close to the University of Edinburgh's central campus and home to a large student population. Holyrood Park and Arthur's Seat are on the doorstep, and the area has a lively circuit of independent bars and restaurants. Holyrood Distillery is around 200 metres away.

WITHIN WALKING DISTANCE

- The Old Town & Royal Mile
- Waverley Station
- University of Edinburgh
- Royal Commonwealth Pool
- The Meadows & Holyrood Park





The red dot marks the property. Map data © OpenStreetMap contributors, available under the Open Database Licence (openstreetmap.org/copyright).

THE CITY

Edinburgh is Scotland's capital and one of the UK's most visited cities, with a nightlife that draws locals and visitors all year round. Its universities give the Southside a large, lively student population, keeping the area's bars and restaurants busy through term time.

THE PROPERTY

A traditional bar with character



The pub occupies the ground floor and basement of a four-storey, stone-built tenement; the upper floors are separate private flats, and form no part of the property. Two street entrances sit behind a traditional timber frontage with fascia signage. Inside, a single open-plan bar is arranged around a central horseshoe style counter with rear gantry.

The licensed public house currently trades as an award winning whisky bar and is well know to locals and across the wider licensed trade.

The opportunity to re-brand the pub should be an exciting prospect to an experienced operator.

A selection of moveable furniture is provided throughout the bar, confirmation of furniture, fixtures and fittings provided within the sale price will be provided to seriously interested parties on request.

Ladies' and gents' toilets are off the rear of the bar.

The basement holds a refrigerated beer cellar with a keg drop with loading access hatch provided to the front of the building. The photographs show the current tenant's whisky bar fit-out.





The "Jeanie Deans Tryste" relief above the door, named after the heroine of Sir Walter Scott's The Heart of Midlothian.

KEY DETAILS

At a glance

Tenure	Freehold (heritable title)
Possession	Vacant possession on expiry of the current lease (trading as The Tipsy Midgie) in January 2027. The sale does NOT include the Tipsy Midgie brand or any business goodwill and is for the property only.
Price	Offers over £195,000 + VAT The property is opted for tax and this is not a Going Concern transaction. If the purchasing company is registered for VAT then the VAT element on the purchase will be reclaimable.
Accommodation	Ground floor bar with snug and toilets; basement cellar with keg drop
Licence	Premises Licence in place which will be transferred to a new owner.
Rateable value	£16,800 (effective 1 April 2026), per the Scottish Assessors. An occupier may benefit from partial relief under the Small Business Bonus Scheme and Retail, Hospitality & Leisure Relief, subject to eligibility. Interested parties should confirm with the City of Edinburgh Council.
EPC	F. Certificate available on request.
Services	Mains water, gas and electricity
Viewing	Strictly by appointment through Drysdale & Company. Please do not approach the current tenant or staff.

ALL ENQUIRIES

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IMPORTANT NOTICE

These particulars are a general guide only and do not form part of any offer or contract. Their accuracy is not guaranteed, and intending purchasers should satisfy themselves by inspection and enquiry on all matters. Photographs show parts of the property as they were when taken and may have changed since. Any areas, measurements or distances are approximate. Date of publication: October 2026.