

# Trafalgar Tap

8 Trafalgar Street, Edinburgh EH6 4DG

Colliers



## Trafalgar Tap

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- Situated circa 0.7 miles west of Leith & 1.8 miles north of Edinburgh city centre
- Lies just south of main arterial route Ferry Road (A902) in a mainly residential area
- Traditional styled lock-up public house within a 4-storey sandstone tenement
- Ground floor public bar with island servery and customer toilets
- Basement cellar and storage areas
- Fully fitted
- Alternative use potential - subject to planning

**Offers over £150,000 plus VAT**

## For Sale

Contact Us

Viewing is strictly by appointment through Colliers.

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[Colliers.com](http://Colliers.com)

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## Location

- Leith is a port area and community 2 miles north of Edinburgh city centre developed around the Water of Leith, with the pub lying circa 0.7 miles west
- The property sits 25m south of Ferry Road (A902) which is a major arterial route linking Leith with Crewe Toll and Davidson's Mains to the west.
- It is surrounded by the popular districts of Leith, Bonnington, Inverleith and Trinity.
- The locality is well connected with several bus routes along Ferry Road leading to this popular, densely populated built-up suburb
- The Trafalgar Tap is situated on the west side of Trafalgar Street just south of Ferry Road just east of the Newhaven Road junction
- The locality comprises mixed traditional and modern mainly residential flats with some commercial uses

## The Property

- Part ground floor and basement of a traditionally built four storey blond sandstone tenement style property under pitched slated roof
- The ground floor provides open plan public bar with island servery and rear customer toilets
- The basement provides storage and the beer cellar
- Previously known as The Lord Nelson

## Rating Assessment

- From the Scottish Assessors Association website ([www.saa.gov.uk](http://www.saa.gov.uk)):
- Public House
- RV £12,600 (from 1/4/2023)

- Prospective purchasers are advised to confirm any rating assessment, reliefs or benefits directly with the Local Authority

## Licensing

- The Trafalgar Tap has a Premises Licence issued by Edinburgh Licensing Board
- A copy is available on request

## Tenure

- The heritable (freehold) interest is available to purchase with vacant possession

## Price

- Our clients are seeking purchase offers over £150,000 plus VAT for the entire property

## VAT

- The price quoted is exclusive of VAT and intending purchasers must satisfy themselves as to the incidence of VAT on this transaction



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## Fixtures & Fittings

- The vendor is not including any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The vendors will not be supplying an inventory
- Items that are owned by third parties will be excluded from the sale and will be removed from the property; these items may include – gaming and vending machines; pool tables; items that are subject to rental or hire purchase agreements; beer flow monitoring equipment; beer raising and dispense equipment

## Legal Costs

- Each party will be responsible for their own legal costs incurred in connection with this transaction, and the purchaser will be liable for registration fees, extract copies and LBTT

## EPC

- We understand that the Building Energy Performance rating is as follows:
- Rating D (53)
- A copy of the certificate can be supplied on request

## Identity Checks

- **In order to comply with Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide certified identification documents and confirmation of the source of funds.**
- **The required documents will be confirmed and requested from the purchaser at the relevant time.**

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## Floor Layout Plan:

## Further Information

For further information or to arrange an inspection, please contact:

Paul Shiells  
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Published- March 2025

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