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**Disposal of Revolution, 30a Chambers Street, Edinburgh, EH1 1HU**

Nightingale Partners has provided disposal advice to a private client in the sale of the Revolution Bar, 30a Chambers Street, Edinburgh - a prime city-centre leisure investment in the Old Town, located opposite the National Museum of Scotland and adjacent to the Law Courts and University of Edinburgh campus buildings.

An attractive Grade B listed property providing 12,644 sq ft (1,174.7 sq m) GIA of quality restaurant and bar accommodation. The property comprises three separate bars and a dance floor, creating a venue with a capacity for in excess of 600 people.

Entirely let to Revolution Bars until 12th September 2030 on a FRI lease without break, the investment offers well-secured income at a passing rent of £197,500 per annum reflecting a low £15.62 per sq ft overall.

The purchaser will benefit from an unsettled rent due in September 2015.

For further information contact:

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