



**Beautiful Spacious Sandwich Bar      Ref. 2730**  
**2 Drumsheugh Place, Edinburgh, EH3 7PT**

**The Business Sales Agency are delighted to offer this superb opportunity to acquire a beautifully presented, spacious sandwich bar / deli in the busy Dean Bridge area of Edinburgh city centre.**

**Ideally situated for sit-in, takeaway and delivery trade.**

**Recently refurbished to a high standard including rewiring and replumbing this unit is in walk-in condition.**

**Excellent sales from 5 day opening only 8am - 3pm.**

**Spacious 108m<sup>2</sup> (1,140sqft) premises with no rates payable.**

**Business, leasehold interest, fixtures & fittings for sale  
at offers over £44,995.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency.**  
**No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

**0333 6000 888**

**[www.businesssalesagency.com](http://www.businesssalesagency.com)**

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**

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**Ref. 2730**

**Type of business:**

This is a rare opportunity to acquire a beautifully presented and spacious sandwich bar in the affluent Dean Bridge area of Edinburgh city centre.

One of the prime high footfall areas of Edinburgh it benefits from passing tourist trade from tours of Dean Village, workers from the local high end offices and surrounding retail businesses and shoppers from Princes Street as well as passing trade from its main road location.

Busy all year round but especially during the summer and Festival months with venues near by.

With a bright frontage and spacious front shop and large kitchen this unit is suitable for a wide range of sit-in, takeaway and delivery businesses.

**Financial information:**

Excellent sales from only 5 day opening with good gross and net profit margins. The sale price includes all equipment, fixtures and fittings.

This is a historically profitable site. Further financial information can be made available to serious interested parties after viewing.

**Opening hours:**

8am - 3pm Monday to Friday. Potential to increase sales through weekend and/or evening opening.

**Premises:**

Located on the west side of Drumsheugh Place next to Dean Bridge and only yards from the west end of Princes Street and the new Johnnie Walker Experience. The property has Class 1 use.

Spacious 108m<sup>2</sup> (1,140sqft) over ground and basement levels.

The ground floor comprises a bright spacious front serving and seating area with large picture windows to the street. To the rear there is a large kitchen which would support a substantial outside catering offering. In the basement there is ample office, prep and storage together with a toilet.

**Tenure:**

Leasehold. Rent £17,000 per annum. The current lease runs until 2032. Rateable value £14,500 so no rates are payable.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

