



Long Established Health Food Shop

Ref. 2581

255 Morningside Road, Edinburgh, EH10 4RD

This is a superb opportunity to acquire this popular and profitable health food store in the centre of the affluent Morningside area of Edinburgh

Established in 1972, this is a well fitted shop in a highly visible location

Its loyal regular clientele and good passing trade are producing a growing turnover of over £200,000 per year

Easily managed business that is suited to an owner manager with part-time staff

Business, leasehold interest and fixtures & fittings for sale at offers over £65,000 plus stock at valuation

VIEWINGS

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.

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Type of business:

This is an excellent opportunity to acquire this well established and profitable health food business in the affluent Morningside area of Edinburgh.

This fully fitted unit has an inviting feel, making customers feel relaxed while they shop for a wide range of health foods and natural remedies.

Very much part of the local community the business has a very loyal customer base and is the only health food shop on the south side of Edinburgh.

Staff:

Owner with 2 part-time staff. This business is easy to operate and ideally suited to an owner manager.

Financial information:

Sales are growing and currently exceed £200,000 per year. The sale price includes all equipment, fixtures and fittings.

Stock at cost is around £20,000. Further financial information can be made available to serious interested parties after viewing.

Opening hours:

9.30am - 5.30pm Monday to Saturday.

Premises:

These are highly visible premises located on Morningside Road in an area surrounded by other quality retailers including Ian Mellis Cheese, Sainsbury's and the local post office. It is an upmarket high footfall retail area.

This bright shop extends to 30m² (317sqft) and comprises a spacious front shop with rear store and staff toilet.

Tenure:

Leasehold. Rent £10,250 per annum. Current lease runs until May 2019 but can be extended. Rateable value £11,300. The business qualifies for 100% rates relief 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.

