



Popular Takeaway Sandwich Bar

32 Constitution Street, Edinburgh, EH6 6RS Ref. 2650

This is a well established takeaway sandwich bar in a busy office and commercial area of Leith.

Situated at the location of the new Constitution Street / Bernard Street tram stop this already popular business will have significant further growth potential with the increased footfall that the tram stop will bring.

Ideal owner managed business with low overheads.

Business, leasehold interest, fixtures and fittings for sale at offers over £29,000 plus stock at valuation.

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.

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The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ

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Type of business:

This is an excellent opportunity to acquire an already popular well established takeaway sandwich bar at one of the new tram stops in Leith.

Operating for over 20 years this business has a great repeat local trade from the surrounding offices and other commercial and industrial premises.

With the extension of the Edinburgh tram line to Leith this café will benefit from having the Constitution St / Barnard St tram stop on its door step.

A recently refurbished shop this business is predominately a takeaway business though it does have bar stool seating at the window.

With its bright modern décor it is in walk-in condition and ideally suited to an owner manager with part-time staff or a couple.

The business has an excellent Facebook following just search under "Shore Avocado".

Financial information:

The sale price includes all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

Staff:

The business is run by 1 full-time and 1 part-time staff members

Opening hours:

7am - 3pm Monday to Friday. Later and weekend opening are possible.

Premises:

The premises are a well fitted ground floor and basement unit. On the ground floor is the main retail and prep area and staff toilet. The spacious basement is used for addition fridge and freezer space together with dry goods and general storage.

Tenure:

Leasehold. Rent £800 per month. New 10 year lease available.

The rateable value only £2,450 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.

