



**Profitable Sandwich Bar & Deli**      **Ref. 2673**  
**28 Queensferry Street, Edinburgh, EH2 4QS**

**The Business Sales Agency are delighted to offer this superb opportunity to acquire a high turnover established sandwich bar and deli in the heart of Edinburgh city centre.**

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

**This well fitted and equipped spacious double fronted shop is profitable with very high levels of repeat custom and passing trade.**

**Excellent sales from only 5 day opening 7.30am - 3.30pm.**

**Spacious 92<sup>2</sup> (972sqft) premises across ground and basement levels.**

**Business, leasehold interest, fixtures & fittings for sale at offers over £57,500.**

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

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

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**Ref. 2673**

**Type of business:**

This is a rare opportunity to acquire a successful high turnover sandwich bar and deli in the heart of Edinburgh city centre.

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

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

With a bright double frontage and open plan layout this unit is suitable for a wide range of sit-in, takeaway and delivery businesses.

Potential to further increase sales through weekend and/or evening opening.

**Financial information:**

Excellent sales from only 5 days opening with good gross and net profit margins. The sale price includes all equipment, fixtures and fittings except the coffee machine which is leased.

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

**Opening hours:**

7.30am - 3.30pm Monday to Friday.

**Premises:**

Located on the east side of Queensferry Street only yards from the west end of Princes Street and the new Johnnie Walker Experience.

The shop is a spacious 92m<sup>2</sup> (972sqft) over the ground and basement levels.

The ground floor is all open plan with two large curved picture windows to the street. The basement has ample office, prep and storage areas and staff toilet.

**Tenure:**

Leasehold. Rent £20,000 per annum. The lease is currently on a rolling year to year basis but a new long lease is available. Rateable value £17,800 so qualifies for 25% rates relief.

**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.

