



**Fully Fitted Leasehold Hot Food Takeaway**

**Ref. 2674**

**87 St Leonards Street, Edinburgh, EH8 9QY**

**This is an excellent opportunity to acquire a well equipped hot food takeaway with full class 3 consent close to Pollock Halls, the main student area of Edinburgh.**

**A fully equipped low cost unit suitable for most cuisines with seating, counter area, spacious commercial kitchen and toilet.**

**St Leonards Street is one of the main roads from Pollock Halls to Edinburgh University giving this business an ideal location for a collection or delivery service aimed at the student and surrounding residential market.**

**Leasehold interest, equipment, fixtures and fittings for sale at offers over £29,000.**

**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**

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

**Fully Fitted Leasehold Hot Food Takeaway**  
**87 St Leonards Street, Edinburgh, EH8 9QY**  
**Ref. 2674**

**Type of business:**

This is a superb opportunity to acquire this well equipped hot food takeaway with full class 3 hot food consent.

Located in a densely populated area close to Edinburgh University's Pollock Halls, Scottish Widows and St Leonard's Police Station the business is in a high footfall area and is well positioned for both takeaway and delivery trade.

Fully equipped for most cuisines this refurbished property has the main cooking area to the rear with the counter and seating for 15 covers to the front.

The unit is fully equipped with a double pizza oven, 6 burner range cooker, three fryers, bain-marie and ample refrigerated storage.

**Financial Information:**

Sales are approximately 35% takeaway and 65% delivery.

Sales figures and other financial details can be made available to serious interested parties after viewing.

**Opening hours:**

8am - 8pm Tuesday - Saturday.  
10am - 6pm Sunday. Closed Monday.  
Licensed to open until midnight.

**Tenure:**

Leasehold. Lease expires 2032. Rent £550 per month plus VAT. Ratable value £7,400. The premises benefits from 100% business rates relief so no rates are payable.

**Premises:**

The premises are situated on St Leonards Street in the Newington area of Edinburgh's south side. This is a popular area with students and young professionals.

Its location and easy access makes it an ideal location for a takeaway with sit-in, collection and delivery options.

**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.

