



Recently Refurbished Sandwich Bar

11 Great Junction St, Leith, Edinburgh, EH6 5HX Ref. 2795

This is an excellent opportunity to acquire a well equipped sandwich bar in the heart of the densely populated Leith area of Edinburgh.

Low rent of only £833 + VAT per month.

Great potential to grow sales further through additional outside catering and deliveries.

Offers invited for the business, leasehold interest, fixtures and fittings.

VIEWING IS HIGHLY RECOMMENDED

However it 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

Recently Refurbished Sandwich Bar
11 Great Junction Street, Edinburgh, EH6 5HX
Ref. 2795

Type of business:

This is an excellent opportunity to acquire a recently refurbished and well equipped sandwich bar located in the densely populated Leith area of Edinburgh.

Viewing is highly recommended.

In a busy highly visible location the business attracts a significant footfall of local residents and good passing trade.

The premises could cater for a wide range of similar food offerings and delivery trade.

Financial Information:

Growing sales and low overheads make this a profitable and easily run business.

All equipment, fixtures and fittings are owned outright and except for the meat slicer are included in the sale price.

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

Opening hours:

9.30am - 3pm.

Premises:

This unit is located in a very high foot fall area on the south side of Great Junction Street close to its junction with Leith Walk.

The premises extend across the ground and basement levels to 70m² (739sqft) and comprise on the ground level a bright spacious recently refurbished front shop with prep/kitchen area and staff toilet to the rear.

The basement provides useful storage and prep space.

The property had Class 1 use.

Tenure:

Leasehold. Rent is £833 plus VAT per month. Current lease runs until 2034 with a tenant break option in 2029. Rateable value only £6,700 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.

