



Allium, 4A Hopetoun Road,
South Queensferry, EH30 9RA

Offers over £170,000

Freehold

- Lovely Retail Business in Historic South Queensferry
- Located on the shore of the Forth Bridges
- Large glazed frontage
- Extending to 60.94 Sq m / 655.95 Sq ft
- Well established and healthy trade across 12-year ownership

INTRODUCTION

Allium is an independent gift shop in the popular historic village of South Queensferry, sitting on the shore in the shadow of the Forth Bridges. South Queensferry is located to the west of Edinburgh a short 25-minute drive from the city centre. South Queensferry is easily accessible to Edinburgh City Centre via the A98 which leads to the south of Edinburgh, also connecting the village to the Kingdom of Fife.

Allium itself is located on Hopetoun Road, within a predominantly retail central locality. Although located amongst a retail thoroughfare, Allium is a unique business providing individual quality pieces mainly from Scottish designers and makers. The retail premises itself has been very well maintained by the current owners and is in turn-key condition, ready to operate.

The sellers have owned and operated since 2011 creating an established business. The sale of Allium provides a truly wonderful opportunity for a new operator to further develop the already flourishing business.

THE PROPERTY

Allium comprises a retail shop located at ground floor level of a three-storey stone constructed residential property under a mansard roof. There is no shared access with the residential premises.

ACCOMMODATION SUMMARY

The shop's accommodation is laid out over ground floor and can be summarised, very briefly, as follows: -

Ground Floor

Front Shop

- Main sales area with cash register
- WC

Back Shop

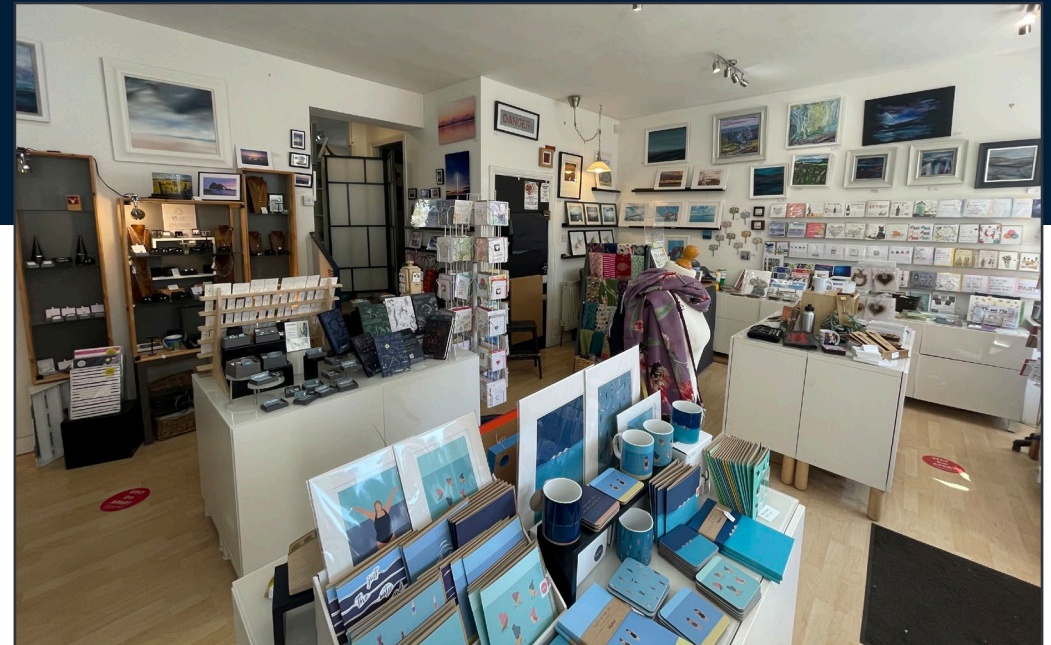
- Kitchenette
- Secondary sales area
- Screened off Workshop/Jewellery Station

The retail shop extends to approximately 60.94 Sq m / 655.95 Sq ft.

TRADE

Accounts for the y/e 31st March 2022 show a turnover of £121,134 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.



STAFF

TUPE regulations will be applicable to all staff, if any.

WEBSITE

<https://alliumqueensferry.com/>

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

ENERGY PERFORMANCE CERTIFICATE

Allium — EPC Rating — TBC

The EPC will be available upon request.

RATEABLE VALUE

Allium - Rateable Value £9,400 (1st April 2017)

TENURE

Heritable (Freehold) / Outright Ownership

PRICE

Offers over £170,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold



complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agent at the address below:

Graham + Sibbald, 40 Torphichen Street, Edinburgh, EH3 8JB





For any queries or to arrange a viewing, please contact —



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6. Date of Publication: May 2023