

BUSINESS FOR SALE

Derrick's Takeaway
6 Portland Place,
Edinburgh, EH6 6LA

- Busy thriving hot food takeaway
- Well located in popular mixed-use area
- Freehold or Leashold opportunity
- offers in the region of £130,000 or £12,000 pa plus GW



LOCATION

Derrick's is situated within the heart of Leith only a few minutes' walk from the Shore area which is considered to be one of the city's best served districts and is also the location of the Scottish Government main building.

There is a wide range of shopping facilities within the area as well as a number of restaurants, coffee shops, bars and independent retailers.

Ocean Terminal is diagonally across the street where further shopping can be found as well as a cinema, gym facilities and the famous Royal Yacht Britannia's visitor attraction.

The location of the subjects is shown on the appended plan below.



DESCRIPTION

The property comprises a single storey, mid terraced, retail unit contained in the lower ground floor of a more substantial five storey tenement, with visual prominence on Portland Place and benefitting from a roadside location.

Internally the property is laid out in keeping with its current use having the kitchen and welfare facilities to the rear, with a customer area/counter contained within the front of the property along with additional storage area.

THE BUSINESS

Derrick's Takeaway is a well-established takeaway, providing a variety of hot and cold rolls, as well as hot pies and sausage rolls along with drinks and savoury snacks. The business has a strong repeat customer base and benefits from high levels of passing trade. The takeaway is predominantly run full time by our clients.

Our client has owner operated Derrick's Takeaway for circa 16 years and is now looking to retire.

Opening hours Monday – Friday 5.30am – 2pm, Saturday 6.30am – 12.30pm and Sunday closed.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

TRADE INVENTORY

We have been advised all equipment is owned outright and a full detailed inventory will be supplied during the legal process.

RATES

According to the Scottish Assessor's website the property has a current Rateable Value of

£3,400 per annum

Potential occupiers could benefit from 100% rates relief in line with the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

PRICE

Offers in the region of £130,000 are sought for our client's heritable interest in the property, goodwill of the business and fixtures and fittings. The owner would consider a lease of £12,000 per annum plus a goodwill premium of £25,000.

ENTRY

Early entry can be afforded on conclusion of legalities.

OFFERS

All offers should be submitted in Scottish legal terms to DM Hall.

FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Margaret Mitchell at this office on 0131 624 6130 or by e-mail at business.sales@dmhall.co.uk

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CONTACT:

Viewing is strictly by appointment and arrangements can be made by contacting -



Margaret Mitchell MRICS
 Surveyor
 07919 574 184
 Margaret.mitchell@dmhall.co.uk

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