

FOR SALE
HOTEL + LEISURE



Balerno Fry, 57 Bavelaw Road, Balerno, EH14 7AA
Offers in the Region of £600,000 – Freehold

Find out more at
www.g-s.co.uk

- **Fantastic Business opportunity**
- **Prominent location in affluent Balerno**
- **Large frontage onto busy area**
- **Modern state of the art takeaway with a sleek fit out**
- **Currently providing a large range of takeaway food**
- **Walk-in condition with stellar reputation and repeat custom**



INTRODUCTION

The Subjects are located in Balerno an affluent suburb in the West of Edinburgh. The unit is located a stones throw away from the quaint High street, in the Heart of Balerno. Situated in a prominent location, the subjects benefit from a high level of footfall and traffic on Bavelaw Road, a main arterial route through Balerno.

The property benefits from a large window frontage and a modern sleek interior which would appeal to a plethora of occupiers. The unit has been equipped with modern state of the art technology including a self service machine, self cleaning eco fryers and e-menu display boards.

The surrounding area has a various operators including bars as well as other cafes and individual shops. The area is affluent, frequented by professionals, families and students who enjoy the quaint charm Balerno has to offer.

The property benefits from excellent transport links with a bus stop a few minutes' walk away and various bus routes pass by the front door. There is also free on street Parking outside the property.

We feel this operation would suit a hands-on operator, however the current workers would be happy to lease the property.

THE PROPERTY

The subjects consist of a ground and basement floor unit which is part of a modern purpose built three storey residential building. The unit benefits from a large dual glazed frontage with parking to the front and rear of the property.

ACCOMMODATION SUMMARY

Public Areas

- * Counter area

Service Area

- * Kitchen Area
- * Basement preparation room
- * Walk- in fridge and freezer





TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing. The current members of staff would be interested in leasing the unit.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises holds a Class 3 licence.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property. There is a zonal fire alarm system.

RATEABLE VALUE/COUNCIL TAX

57 Bavelaw Road - Rateable Value is £16,000
(effective date 01/04/2023)

TENURE

Heritable (Freehold Equivalent) Interest of the Hotel.

PRICE

Offers in the region of £600,000 for the heritable interest of the property.

EXCLUSIONS

There are no exclusions.

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 agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade & Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Graduate Surveyor
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: November 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.