



# CORNERSTONE

    Business Agents

# PIZZA CONNECTION

4 BRIDGE ROAD, EDINBURGH, EH13 0LF

Ref. 1207

# Leasehold

Premium - £12,000

- ▶ Class 3 Hot Food Unit
- ▶ Located in prominent trading location
- ▶ Rates Exempt
- ▶ Scope for development
- ▶ Rent £12,000 Per Annum
- ▶ Densely populated area



# Pizza Connection, 4 Bridge Road, Edinburgh, EH13 0LF

## SITUATION

Pizza Connection is situated in Colinton village, a densely populated, high quality residential neighbourhood which is located approximately 3 miles south-west of Edinburgh city centre. Colinton is a prosperous neighbourhood, situated a few minute drive from the A720 Edinburgh City Bypass.

The property is situated in a retail promenade and is surrounded by various complimentary businesses.

## PROPERTY

Mid terrace shop unit with all accommodation on ground floor

## INTERNAL DETAILS

The property features a small waiting area as well as a serving counter at the front of the property. Behind the counter is a pizza preparation area as a kitchen area. The Kitchen area is fully equipped with an extraction system however, it will require Kitchen equipment.

There is a food storage area equipped with a freezer to the rear of the property which leads into a utility area as well as the w/c facility.

## INTERNAL SIZES

The internal sizes of the property are-

- Front Shop: 206 Sq Ft
- Back Shop: 27 Sq Ft
- W/C: 37 Sq Ft
- Total: 270 Sq Ft

## THE BUSINESS

Pizza Connection was traded as Hot Food takeaway business specialising in Pizza and pasta. The business is no longer trading, there is scope to develop this unit into another Hot Food Takeaway and utilising delivery networks such as Just Eat, Deliveroo and UberEATS to open different revenue streams.

Colinton village is surrounded by densely populated areas providing the business with a sizeable catchment area.

## LICENCES

We are advised that the premises trade with full class 3 consent.

## SERVICES

We are advised that all mains services are connected.

## TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

## RATEABLE VALUE

According to the Scottish Assessors website the property has a rateable value of £5,800. The unit is rates exempt.

## TENURE

This property is being offered on a leasehold basis. The passing rent is £12,000 per annum. Franco, please confirm how much is left on the lease

## PRICE

A premium of £12,000 is sought for the leasehold interest in the property, goodwill of the business and all fixtures & fittings pertaining thereto.





#### VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

#### OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD

Phone 0131 445 7222 | Fax 0131 445 4300

email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

**[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)**



# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.