



CORNERSTONE

    Business Agents

(Former)

Premier Convenience Store

45-47 LONGSTONE ROAD, EDINBURGH, EH14 2BB

Ref. 1206

Leasehold

Premium - NIL

Rent - £18,000 p.a.

- ▶ Prominent vacant retail unit
- ▶ Formerly traded as busy Convenience Store
- ▶ Internal area c. 1450 square feet
- ▶ Highly visible main road location
- ▶ Suitable for a number of various uses
- ▶ Rateable value £14,800 (no business rates payable)



Retail Unit, 45-47 Longstone Road, Edinburgh, EH14 2BB

SITUATION

The property is located on Longstone Road, within the popular Longstone suburb of Edinburgh, just south-west of the city centre.

Longstone is surrounded by other densely populated Edinburgh suburbs such as Wester Hailes, Sighthill, Saughton, Stenhouse, Slateford and Craiglockhart.

The Edinburgh city bypass is just a short drive from the property with access to the M8 motorway just 5 minutes away and Edinburgh International Airport just a 10 minute drive from the property.

PROPERTY

Formerly trading as a licensed convenience store, the sales area is formed over the ground floor only with separately owned residential accommodation above.

There are three large display windows along with a recessed glazed entrance, all with metal shutters.

There is parking directly in front of the property and in the surrounding areas.

INTERNAL DETAILS

The shop is still laid out as a traditional convenience store with the main sales counter positioned along the left hand side on entering.

The main sales area is good sized and open plan with a

further smaller retail area up a few steps towards the rear on the right hand side.

There is potential for the unit to be sub-divided – please contact the selling agent for further information regarding this.

ANCILLARY AREAS

There is a good sized storeroom, office area and staff w/c.

THE FORMER BUSINESS

The business formerly traded as a Premier Convenience Store for many years offering the usual range of groceries, alcohol, tobacco and confectionery along with chilled and frozen foods.

A new owner with experience in retail would have every opportunity of re-fitting and re-stocking the shop and making a successful convenience store here again.

The unit could also be used for a number of other retail/service/office uses with the c. 1,450 square feet internal area offering a number of possibilities.

SERVICES

We are advised that all mains services are connected.

TENURE

Leasehold.

A new flexible length of lease will be made available with a starting rent of £18,000 per annum.

PRICE

NIL premium.

RATEABLE VALUE

£14,800. As this is below the £15,000 threshold, no business rates are payable.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email 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

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 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.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

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 for more information.