



CORNERSTONE

 Business Agents

FRYING SCOTSMAN

134B NORTH HIGH STREET, MUSSELBURGH, EAST LoTHIAN, EH21 6AJ



CORNERSTONE
Business Agents

Freehold

Guide Price
£300,000

Cornerstone Business Agents
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Well performing modern Fish & Chip Shop in popular East Lothian town

- ▶ High quality traditional Fish & Chip takeaway
- ▶ Fitted out to the highest standard
- ▶ Highly profitable business
- ▶ Open evenings only
- ▶ High Street location
- ▶ Excellent local reputation

The Frying Scotsman, Musselburgh, East Lothian, EH21 6AJ

SITUATION

This business is located on the south side of North High Street in the historic seaside town of Musselburgh. Musselburgh is the largest settlement in East Lothian on the coast of the Firth of Forth, 6 miles east of Edinburgh city centre. It boasts an ever-expanding population of around 22,000 and is linked to Scotland's capital via the main A1 routing and also by its two railway stations.

The town of Musselburgh is famous for both Musselburgh Racecourse and Musselburgh Links Golf Course, acknowledged as the oldest continuously played golf course in the world.

PROPERTY

The subjects occupy a single commercial unit formed as part of a terraced parade of complimentary businesses with independently owned residential accommodation above. The frontage is part glazed and part tiled with eye-catching signage above. There is plentiful free parking directly outside and in the surrounding areas.

INTERNAL DETAILS

Internally, the shop is fitted out to the highest standard with high quality fixtures & fittings throughout.

The front shop offers a good sized waiting area for customers with a three pan Eden counter range positioned on the left hand side on entering. Directly in front is a refrigerated display and in behind the counter is all the required equipment such as double pizza oven, kebab skewer, stainless steel fridge and soft drinks fridge.

The whole shop has a very bright and modern appearance and is tiled throughout with a range of menus displayed on television screens around the premises.

ANCILLARY AREAS

To the rear of the counter is a kitchen/prep area with chipper, peeler and storage facilities. There is also a staff w/c located in this area.

The owner chooses to operate the business during the evenings only, opening from 4.30pm to 11.00pm seven days a week.

THE BUSINESS

Our client created this popular, profitable and well regarded business over a year ago and has only reluctantly placed the business on the market due to personal circumstances. Turnover has continued to increase and the shop has built up a fantastic reputation both locally and further afield.

Turnover is derived from both counter sales and through the usual delivery apps.

The business has a wide and varied menu with all the traditional fried foods along with pizzas, kebabs, burgers and wraps along with a range of sides and starters.

SUMMARY

This takeaway business offers an ideal opportunity for someone looking for a popular and profitable well run business firmly establishing itself in the area as a go to place for quality food & service.

STAFF

The business is run by the owner along with the assistance of a selection of full-time and part-time members of staff.

OPENING HOURS

4.30pm to 11.00pm 7 days a week.

SERVICES

We are advised that all mains services are connected.

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TRADING FIGURES

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

TENURE

Freehold.

Lease option may be available – details on request.

PRICE

A guide price of **£300,000** is sought for the heritable property, goodwill of the business and all fixtures & fittings pertaining thereto.

BUSINESS PURCHASE FINANCE

Explore funding options — click [here](#).

VIEWING & OFFERS

Strictly via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk. All offers should be couched in Scottish legal terms.





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.