



ime Property Agents
Ltd

12 Home Street
Edinburgh

Business Free Hold Sale

Offers over £550,000

77 Fountainbridge, Edinburgh EH3 9PU

Hot Food Takeaway/ Sandwich Bar / Running Business

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Location

The subjects are located on Fountainbridge, situated near the Tollcross junction, a centre of business and finance in Edinburgh. The premises is found just off Lothian Road, which leads directly to the West End of Princess Street, and the Meadows at the other end. Fountainbridge is a particularly prominent area of Edinburgh with local landmarks such as the Edinburgh Castle, Princess Street Gardens, and valuable amenities such as the Meadows and the Grassmarket Square, all being found within walking distance. There is a strong student population as well as office and retail workers in the vicinity. Bus links to all areas of Edinburgh can be found along Lothian Road.

Description

The subjects are configured over the ground floor, forming part of an urban tenement building with excellent street frontage. Access to the property is gained centrally through double framed glass doors behind a secure roller shutter, flanked by two large display windows either side, leading to a spacious serving area which suits the many customers coming and going, with a display fridge/counter splitting the front shop into two. Behind the counter is a fully fitted area for serving the customers with everything needed to provide a fast efficient service. The kitchen is found in the back, again fully fitted to the highest standard with everything imaginable to run a successful operation as such. To the rear right hand side of the kitchen is a stair to the basement, which like the rest of the unit is fitted out to serve the business, with washing machine, dryer, walk in fridge, walk in freezer and plenty of storage space for stock items.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Ground Floor: 61 sq.m (657sq.f)

Basement: 74 sq.m (796 sq.f)

Total: 135 sq. m (1,453 sq. Ft)

Sale Price

A new full repairing lease is available for £35,000 per annum for a term to be agreed.

EPC

The Energy Performance Certificate rating is A

Utilities

The property is served by mains electricity, Gas and water.



CAREFULLY

Misrepresentation Act 1967 - ime Property Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do ime Property Agents Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Lease & Business Detail

This is an opportunity too good to be missed: a proven, profitable and exceptionally well-regarded takeaway and sandwich bar that has traded successfully in the area for approximately 22 years. The business is firmly established as a go-to breakfast and lunch destination for office workers, retail staff, local residents and passing trade around Lothian Road and Fountainbridge. Regular queues outside the premises underline the strength of demand and the loyalty of its customer base.

Business, Lease & Equipment Price

The business is being offered with an extensive range of equipment, providing everything required to continue running the operation from day one. All machinery and equipment are understood to be in full working order, well looked after, bought and paid for, and maintained as part of the owner's ongoing commitment to keeping the premises operating to a high standard. Items are serviced and replaced when necessary, ensuring the business remains efficient, reliable and ready for immediate continuation by an incoming purchaser.

Rateable Value

According to the Scottish Assessor's website, the subjects have a Rateable Value of £16,800. The uniform business rate for the current year is £0.49 pence in the pound, as of April 2026.

Occupiers may be eligible for rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Entry will be available upon completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

Viewing is highly recommended and strictly by appointment through the sole letting agent, ime DJK Group Ltd.

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