

The Railbridge Bar & Bistro

4 Newhalls Road, South Queensferry, nr Edinburgh, EH30 9TA



Ref: 5265453 | Freehold: offers over £1,950,000

Opportunity Highlights



Well Established Bistro-Bar
& Restaurant under Iconic
Forth Bridges



Located in Historic Coastal
Town South Queensferry,
Close to Edinburgh



Spectacular Views of the
3 Bridges Across the Firth
of Forth



One of the Most Scenic
Dining Spots; Fantastic
Outdoor Seating



Popular with Locals &
Visitors; Welcomes
Repeat Custom



YE Sept 2025
Turnover c.£1.5m
(net)



Energy rating: G

Introduction

The Railbridge Bar & Bistro is located in the historic Coastal Town of South Queensferry, sitting under the iconic Forth Bridges. South Queensferry is a picturesque town located to the west of Edinburgh, known for its cobbled streets and charming, colourful houses. It is readily accessible being a short 25-minute drive from the city centre or easily reached by train or bus from Edinburgh. The Railbridge Bar & Bistro sits on Newhalls Road with spectacular, enviable views of the 3 bridges across the Firth of Forth. This position gives the restaurant one of the most scenic dining spots, attracting residents and visitors alike.

The Railbridge Bar & Bistro is a licensed bar & restaurant arranged over ground and mezzanine/first floor levels. At ground floor, directly at the entrance there is a small retail area with servery, that offers to-go hot drinks and cakes,

the restaurant area at this level can accommodate approximately 68 covers. The mezzanine/first floor is accessed internally and provides approximately 54 covers. The internal areas are well-presented and of good quality throughout. Outside, to the front, there is a large terrace providing up to 88 covers.

The availability of The Railbridge Bar & Bistro presents a fantastic opportunity to purchase a well-established and highly regarded business enjoying strong levels of repeat custom and regular footfall. The business has successfully been operated by the current owners for a number of years, the business benefits from a loyal customer base and an excellent local reputation, offering a turnkey opportunity for new ownership.



The Property

The subjects comprise licensed restaurant premises arranged over ground and first/mezzanine levels within a detached building of traditional construction. The subjects benefit from various external areas including a beer garden/ seated trading area to the front elevation.



[click here to watch a video tour of the property.](#)





ACCOMMODATION SUMMARY

The Railbridge Bar & Bistro has its main entrance into the restaurant to the front of the building which leads directly into the ground floor trading area, providing access to mezzanine/first floor and service areas. We have summarised the accommodation, very briefly, as follows;

PUBLIC AREAS

- Ground Floor Restaurant/Bar (68)
- First Floor Restaurant area (54)
- Ground floor retail area
- Ladies, Gents & Accessible WCs

SERVICE AREAS

- Ground Floor commercial Kitchen
- Ground Floor WC's
- Ground floor ancillary accommodation
- Staff Room
- Keg Store
- First Floor Store area & plant room

OUTSIDE

- External Seating to Front (88)
- Raised Garden to Rear
- Kitchen Bin Store at Rear

Other Information

WEBSITE/RATINGS

www.railbridge.co.uk

4.4/5

Google

4.0/5

Tripadvisor

4.6/5

Open Table

Travellers'
Choice 2025

Trip Advisor



Other Information

TRADE

Accounts for the year ended 30th September 2025 show a turnover of circa £1,500,000 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff, if any.

LICENCE

Premises Licence under the Licensing (Scotland) Act 2005.

RATEABLE VALUE

The Railbridge Bar & Bistro – Current Rateable Value - £120,250 (1st April 2023)
Proposed Rateable Value - £109,250 (1st April 2026)

SERVICES

Mains water, electricity, gas and drainage





PRICING

Offers over £1,950,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

EXCLUSIONS

Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/ BUSINESS MORTGAGES

Graham + Sibbald & Christie & Co 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

Viewings are strictly by appointment only to be made through the joint agents Graham + Sibbald or Christie & Co. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the joint sole selling agents at the address below:

Christie & Co

18 George Street
Edinburgh
EH2 2PF

Graham + Sibbald

40 Torphichen Street
Edinburgh
EH3 8JB

CONTACTS



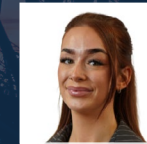
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CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

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