

# HIGHLY REPUTABLE FISH BAR FOR SALE

## Hot Food Takeaway

Located in the Gorgie district of  
Edinburgh

Offers over £375,000

Benefits from high levels of  
vehicular traffic

Premises extend to 71.78 sqm  
(773 sqft)

Rarely available freehold  
opportunity of a well-established  
hot food takeaway business

Fixtures & fittings, & trading name  
included as part of the sale



WHAT 3 WORDS



136-138 GORGIE ROAD, EDINBURGH, EH11 2NS

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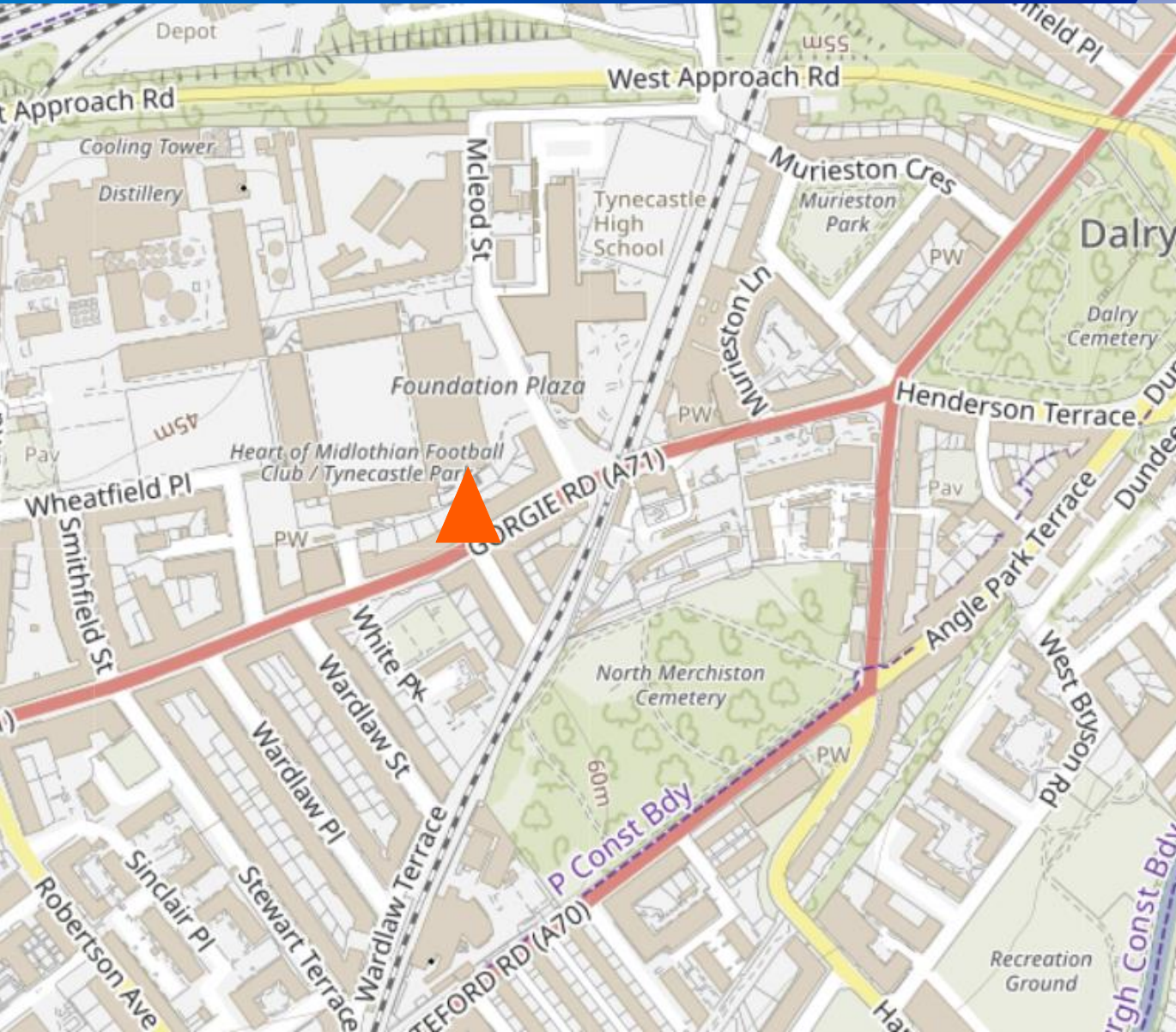






# Location

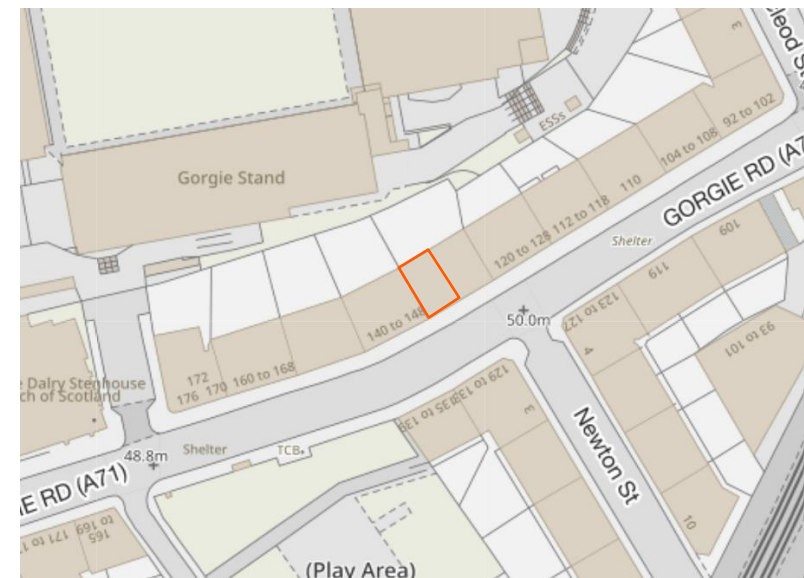
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## Location

The subjects are located on the north side of Gorgie Road approximately 1.5 miles west of Edinburgh's city centre within the popular Gorgie District of Edinburgh. Gorgie Road (A71) is a main vehicular route which leads high volumes of vehicular & pedestrian traffic into Edinburgh City Centre from the south west.

More specifically, the property is located on the north side of Gorgie Road in a block bounded by Mcleod Street to the east and Tynecastle Terrace to the west within a mixed-use secondary retail throughfare. The neighbourhood is home to an abundance of commercial occupiers such as Chelsie & Co Aesthetics, MBS Solicitors, Gorgie Launderette & SFR Properties Estate Agents. Additionally, Tynecastle Park, home of Heart of Midlothian Football Club is located directed behind the premises.



Hot Food Takeaway in Gorgie,  
Edinburgh



FIND ON GOOGLE MAPS





# Description

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## Description

The subjects comprise a double windowed Hot Food Takeaway premises arranged over the ground floor of a traditional 4 storey stone built mid terraced tenement. The property is currently trading as the reputable 'The Gorgie Fish Bar' which has been successfully operating for over 80 years making it a very well established business within the area.

The subjects comprise a Hot Food Takeaway premises benefitting from all fixtures and fittings, & is ready for immediate occupation. The business currently trades until midnight Sunday-Thursday & 1am on Friday & Saturday.

Internally, the accommodation comprises a front sales/counter area & kitchen area, with food preparation areas, storage and WC facilities to the rear.

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	76.29	821
<b>TOTAL</b>	<b>76.29</b>	<b>821</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Price

The subjects are being offered on a vacant freehold basis at offers over £375,000.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £15,100 per annum which result in £7,520 rates liability.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **OCTOBER 2024**

