

Grill Delights

3 Canal Road, Winchburgh, Broxburn, EH52 6FD



FOR SALE

£59,999 LEASEHOLD PREMIUM

Popular & Modern
Takeaway 11 Miles From
Edinburgh

- Sales circa £6,500-£7,000 per week
- 6-day trading (closed Tuesday)
- Modern retail square with generous parking
- Area benefiting from significant residential developments
- High quality kitchen equipment and F&F

Summary

Price	£59,999 Leasehold Premium
Rateable Value	£18,800
Legal Fees	Each party to bear their own costs
EPC Rating	F

Description

Grill Delights presents an excellent opportunity to acquire a fully established takeaway business in the highly desirable and expanding location of Winchburgh.

The premises are presented in excellent walk-in condition and comprise a generous customer area with a large L-shaped service counter. To the rear is a fully equipped commercial kitchen, providing flexibility for a variety of cuisine and takeaway concepts. The accommodation also incorporates additional preparation space, a store and office, with the premises extending to approximately 981 sq ft (91.1 sq m) in total.

Location

The subject property forms part of the newly established Winchburgh Town Centre, occupying a prominent position adjacent to the marina and Daisy Park. The centre is situated at the corner of Canal View and Linlithgow Road (B9080), one of the principal arterial routes through Winchburgh, and benefits from generous dedicated car parking serving the retail town centre.

The surrounding retail offering includes a number of established occupiers, including Sainsbury's, Domino's Pizza and Right Medicine Pharmacy, providing an established commercial and convenience destination for the growing local population.

Winchburgh represents an exciting new place-making development, offering a blend of semi-urban living within an attractive setting. The wider 347-hectare development is planned to deliver approximately 3,800 new homes, together with significant community, leisure and educational infrastructure. The development has already seen substantial residential growth, with two new high schools now in operation, while improved connectivity via the M9 further enhances the town's accessibility and appeal.

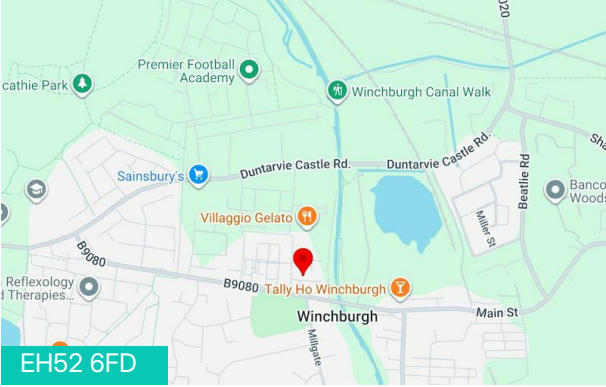
Tenure

The lease runs to August 2033 with a passing rent of £21,191.89pa plus VAT, payable quarterly in advance. The lease may be extended if required.

There is an annual service charge of approximately £2,500pa plus VAT.

Trading Hours

Wednesday to Monday
4pm -10pm



Viewing & Further Information



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