

22 VALLEYFIELD STREET TOLCROSS, EDINBURGH, EH3 9LR



Bistro Restaurant Lease for sale. Rent £7,000 p.a.. Term 12 years. All equipment included. The restaurant website is www.backstagebistro.co.uk. The restaurant is currently only operated for four evening hours from Tuesday to Saturday and has great potential and scope to increase trade with its excellent location.

Location: Valleyfield Street is located in the popular Tollcross area of Edinburgh close to the King's Theatre.

Description: The premises comprise former shop premises fitted out as a restaurant with vestibule, seating area, kitchen, toilets and storage.

Accommodation: The restaurant area measures approximately 5.40m x 4.50m/17'9" x 14' 9". The kitchen has maximum dimensions of 3.40m x 2.66m/11'2" x 8'10". There is storage off the kitchen area. There are separate male and female toilets.

Fittings: The restaurant area has tables and chairs for twenty three covers. Included in the price are all the cutlery ,crockery and kitchen equipment. The kitchen has two stainless steel sinks, extraction system and various pieces of cooking equipment and has also been fitted with a brand new six-burner range style gas oven.

Rating: The rateable value is £7,500. The property currently benefits from Small Business Relief for 2008/2009 of 80%. This relief is due to increase to 100% in the year 2009/2010 resulting in no rates being payable.

Planning: The property has traded as a restaurant for many years.

Price: **FIXED PRICE £20,000 for the Lease and all equipment.**

Legal Costs: Each party to meet their own legal costs and any purchaser will pay the landlord's costs consenting to the assignation.

Entry: By arrangement

Viewing: By appointment - tel. Marwicks (0131) 556 5938

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