

DM HALL

For Sale/
May Let

Hot Food
Takeaway

10-12 Hopetoun Rd,
South Queensferry
EH30 9RA

203.81 SQ M
2,194 SQ FT



Property Details

- Situated in a prominent location within an attractive town centre
- High levels of passing footfall and passing vehicular trade
- Popular tourist location
- Sale price - Offers over £350,000 (Exclusive of VAT)
- Rental offers of £37,500 (Exclusive of VAT)

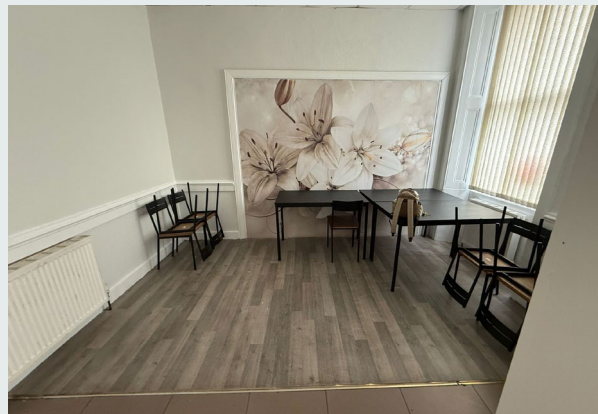
LOCATION:

10—12 Hopetoun Road occupies a prominent position in the heart of South Queensferry, a popular and historic town, situated Northwest of Edinburgh.

South Queensferry is well connected via the Forth Road and Rail Bridges, the Queensferry Crossing, and Dalmeny Train Station, offering quick access to Edinburgh and Fife. The town attracts significant footfall from both locals and tourists, drawn by its scenic waterfront, independent shops, and nearby attractions such as Port Edgar Marina and Hopetoun House. The property sits on a busy thoroughfare, surrounded by a vibrant mix of local occupiers including Rogue Bros, Neil Maclean Hair Studio, Optimeyes Opticians, and West Port Vets.

DESCRIPTION:

The subjects comprise a traditional stone-built premises arranged predominantly over the ground floor, with additional office/storage space at first floor level accessed via a metal spiral staircase. The property benefits from a dual frontage, facing Hopetoun Road, with a further side access via a small yard/car parking bay.



Internally, the accommodation includes a spacious commercial kitchen, customer seating area, separate male and female W/Cs, large preparation and butchery rooms, and retains original ovens from its time operating as the Wheatsheaf Bakery in the early 20th century.

The property also benefits from existing planning consent for hot food takeaway and ancillary bakery use, offering excellent potential for a range of food and hospitality operators.

ACCOMMODATION & FLOOR AREAS:

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and the following areas have been calculated:

FLOOR	SQ M	SQ FT
10 Hopetoun Road	72.63	782
12 Hopetoun Road	131.17	1,412
Total	203.81	2,194

SERVICES:

We understand the subjects benefit from electric, gas, water and mains drainage.

SALE TERMS:

Our client is seeking offers over £350,000 (exclusive of VAT) for the outright purchase of their heritable interest (Scottish equivalent of English freehold).

LEASE TERMS:

Our client would consider leasehold offers of £37,500 (Exclusive of VAT) per annum on a term to be agreed.

FIXTURES AND FITTINGS:

Our client is seeking a premium of £25,000 for their interest in the existing fixtures and fittings.



Property Details

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

10 and 12 Hopetoun Road are currently rated individually and have the following Rateable values:

Address	Rateable Value
10 Hopetoun Road	£7,000
12 Hopetoun Road	£18,100

More information can be obtained via <https://www.saa.gov.uk/>

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/Letting agents: -

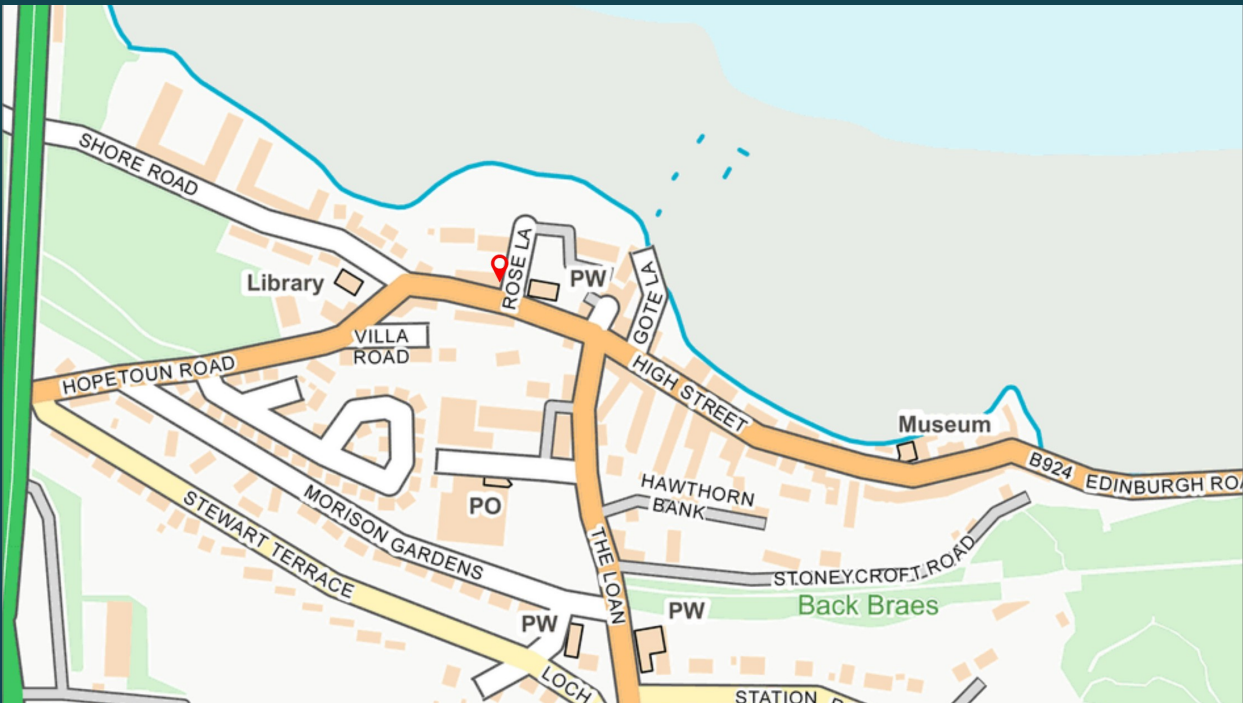
ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors