



ime Property Agents
Ltd
12 Home Street
Edinburgh

To Let

£275 Per Week

Premium £65,000

2 The Square, Penicuik EH26 8LJ

Class 3 Hot Food Take-Away

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Location

The property occupies a prime trading position at The Square, right in the heart of Penicuik town centre, a busy commercial hub serving a large residential catchment. The Square benefits from high pedestrian footfall throughout the day, driven by nearby retail outlets, banks, cafés, and essential services. There is ample public parking within a short walk, and the site enjoys excellent visibility to passing traffic on the main thoroughfare.

Penicuik is a thriving Midlothian town approximately 10 miles south of Edinburgh, offering strong commuter links via the A701 and regular bus services to the city and surrounding areas. The location is well-suited for both walk-in trade and delivery operations, with established platforms such as Foodhub and Order Yoyo already integrated into the business. The surrounding area includes a mix of independent retailers and national brands, contributing to a vibrant local economy and evening trade.

Description

This is a well-established and fully equipped hot food takeaway that has successfully traded for 16 years, specializing in kebabs, pizzas, wraps, burgers, and fries. The premises are presented in excellent condition throughout and is truly walk-in ready, requiring no additional investment to commence trading.

The layout includes a customer-facing servery and waiting area, designed for efficient order handling and a welcoming experience. Behind the servery is a high-capacity commercial kitchen, fitted with professional-grade equipment including kebab grills, pizza ovens, fryers, prep counters, refrigeration units, and a robust extraction system compliant with current

Business

The business benefits from a delivery service as well as walk ins, integrated with popular platforms such as Foodhub and Order Yoyo, ensuring a steady stream of online orders alongside walk-in trade. The property's configuration and equipment make it ideal for high-volume operations, whether continuing the existing menu or introducing new concepts.

With an average weekly turnover of £6,000 'quoted by the client', a premium of £65,000 for fixtures, fittings, and goodwill, and a 21-year lease available at £275 per week, this opportunity offers excellent value for an operator seeking a proven, profitable site in a busy location.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area

Ground Floor 28 sq. m (301 sq. ft).

Basement 28sq. m (301 sq. ft)

Total 56 sq. m (602 sq. ft)

Rent Price

We are seeking a rent of £14,300 per annum.

The current tenant is looking for a premium of £65,000 for the leasehold

EPC

The Energy Performance Certificate rating is currently

Utilities

The property is served by mains Gas. Electricity and Water

Rent & Sale Price

- **To Let:** £275 per week, 21-year lease available
- **Premium:** Premium £65,000 for the leasehold
- **Sale Price:** Offers in the region of £220,000 for the freehold

Rateable Value

The According to the Scottish Assessor's website (www.saa.gov.uk), the subjects have a rateable value of £8,900. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

Entry

Upon completion of a formal missive under Scots Law.

Legal Costs

Each party shall bear their own legal costs in preparation of the lease with the eventual tenant liable for any Registration Dues or LBTT thereon.

Viewing and Further Information

By appointment through the sole letting agent, ime Property Agents Ltd.

IMPORTANT NOTICE - PLEASE READ CAREFULLY

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These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

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