

FOR SALE

EXISTING TAKEAWAY WITH PLANNING FOR RESIDENTIAL CONVERSION

159 WILLOWBRAE ROAD, EDINBURGH, EH8 7JB

- GROUND AND BASEMENT PREMISES
WITH PLANNING TO ADD AN UPPER FLOOR
- CURRENTLY EXTENDS TO 73.86 SQ M (795 SQ FT)
- CURRENTLY QUALIFIES FOR 100% RATES RELIEF

OFFERS OVER £160,000



LOCATION

The subjects are situated on the north side of Willowbrae Road, approximately 2 miles east of Edinburgh city centre. Willowbrae Road lies between the residential districts of Piershill and Willowbrae.

DESCRIPTION

The subjects comprise an existing hot food takeaway arranged over ground and basement floors, with a small external area to the rear.

ACCOMMODATION

The approximate Gross Internal Area extends to:

Ground	36.78 m ²	396 ft ²
Basement	37.08 m ²	399 ft ²
Total	73.86 m ²	795 ft ²

PLANNING

The property currently has Class 3 Hot Food Consent. Planning permission (25/00695/FUL) has been granted for change of use to residential. The proposed development comprises a three-bedroom flat arranged over three floors. The floor plan of the proposed development is enclosed. Further details are available on request.

EPC

Details are available on request.

PRICE

Offers in excess of £160,000 are sought.

RATES

We understand the property is entered in the Valuation Roll with a Rateable Value of £9,700. The property qualifies for 100% rates relief under the current Small Business Bonus Scheme. Further information is available at www.scotland.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for LBTT, registration dues, and any VAT thereon.

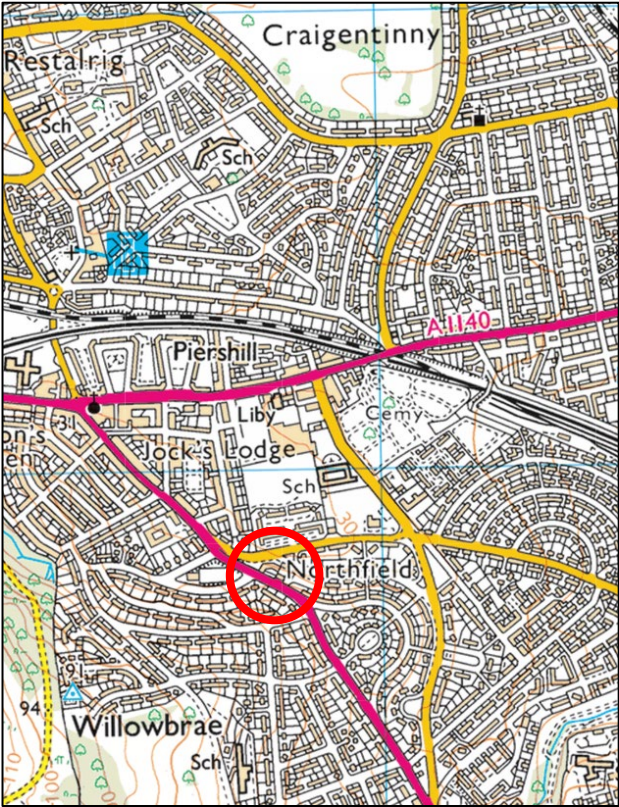
FURTHER INFORMATION

For additional information please contact:

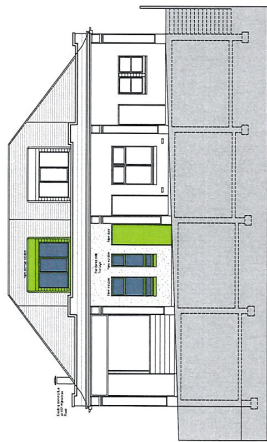
Chris Paterson | 0131 2284466 | cp@bap.co.uk

Burns and Partners
25 Rutland Square, Edinburgh, EH1 2BW

www.bap.co.uk



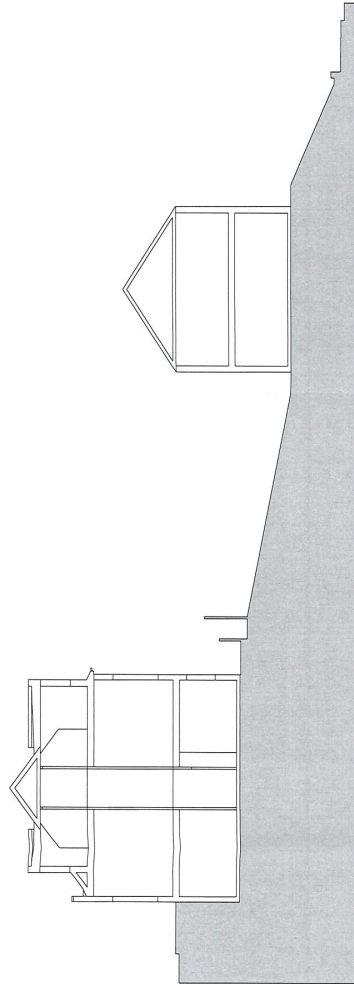
Disclaimer: The Agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 The Agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Publication Date: September 2025



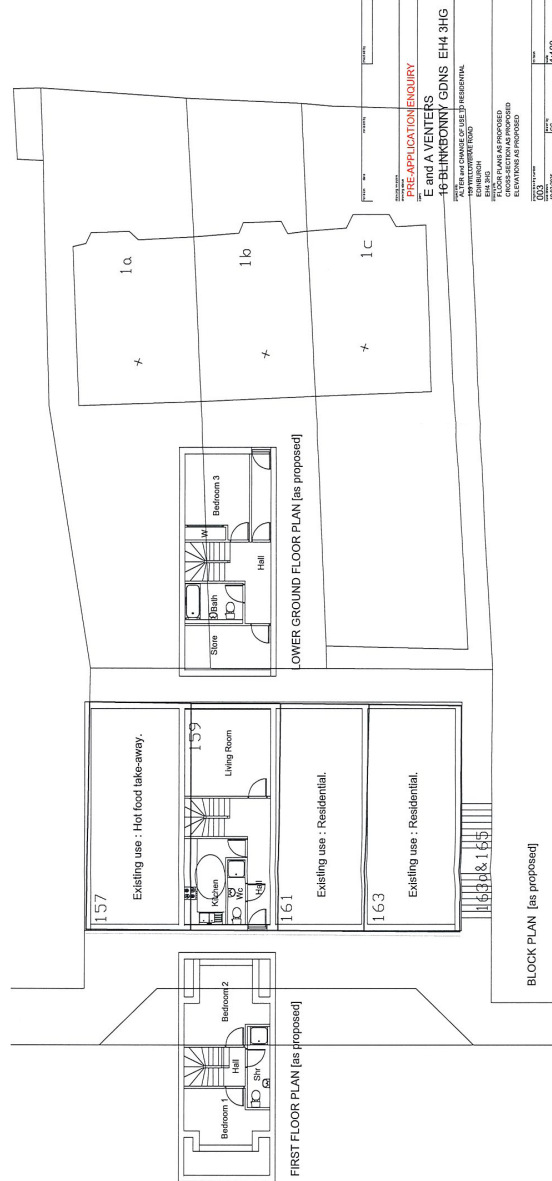
FRONT ELEVATION [as proposed]



REAR ELEVATION [as proposed]



CROSS SECTION [as existing]



THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. IT IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.