



Gambero Rosso

1 BURNBANK ROAD, FALKIRK, FK2 7PE

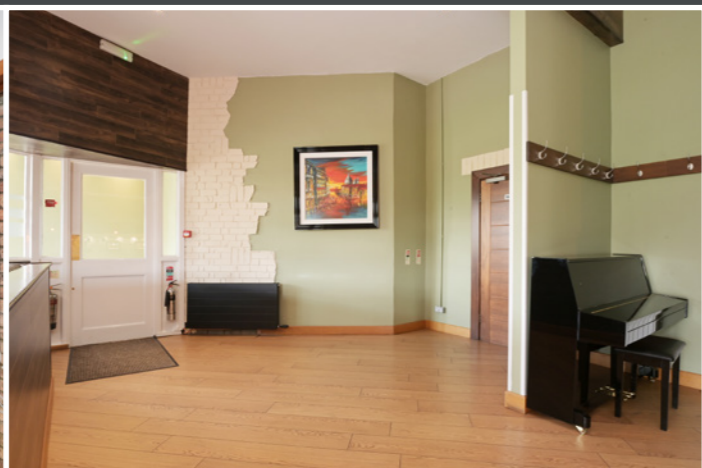
Leasehold Assignment Opportunity – Award-Winning Italian Restaurant positioned perfectly at the side of the canal in Falkirk.

An exceptional opportunity has arisen to acquire the leasehold interest in Gambero Rosso, a highly regarded, award-winning Italian restaurant beautifully positioned along the canal in Falkirk. Renowned for its authentic cuisine, warm atmosphere, and loyal customer base. Gambero Rosso offers a turnkey business with an established reputation for quality dining. The restaurant boasts an impressive capacity of approximately 150 covers, making it ideal for both intimate meals and larger gatherings.

Currently operating from Wednesday to Sunday for both lunch and dinner services, the business presents clear potential for growth through extended opening hours or additional service offerings.







GAMBERO ROSSO-1 BURNBANK ROAD, FALKIRK

Key Highlights:

- Prime canal-side location in Falkirk
- Award-winning Italian restaurant with strong brand recognition
- Spacious premises accommodating up to 150 covers
- Well-presented dining areas with established ambience
- Loyal and repeat customer base
- Significant scope to increase revenue
- Lease £73,800 PA (Inc VAT)

This is a rare opportunity for an experienced operator or ambitious restaurateur to take over a thriving hospitality business in a desirable setting.

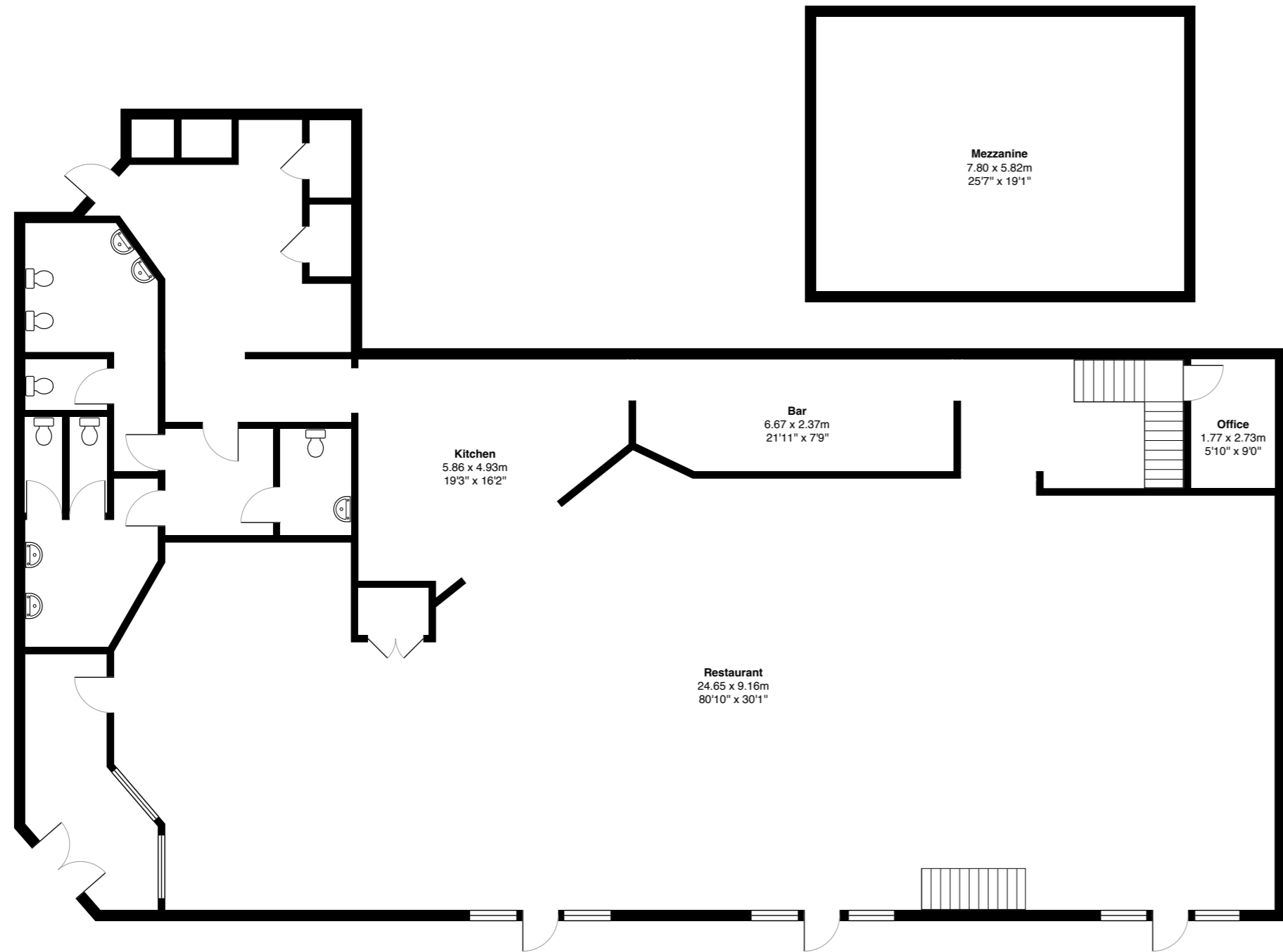






GAMBERO ROSSO-1 BURNBANK ROAD, FALKIRK







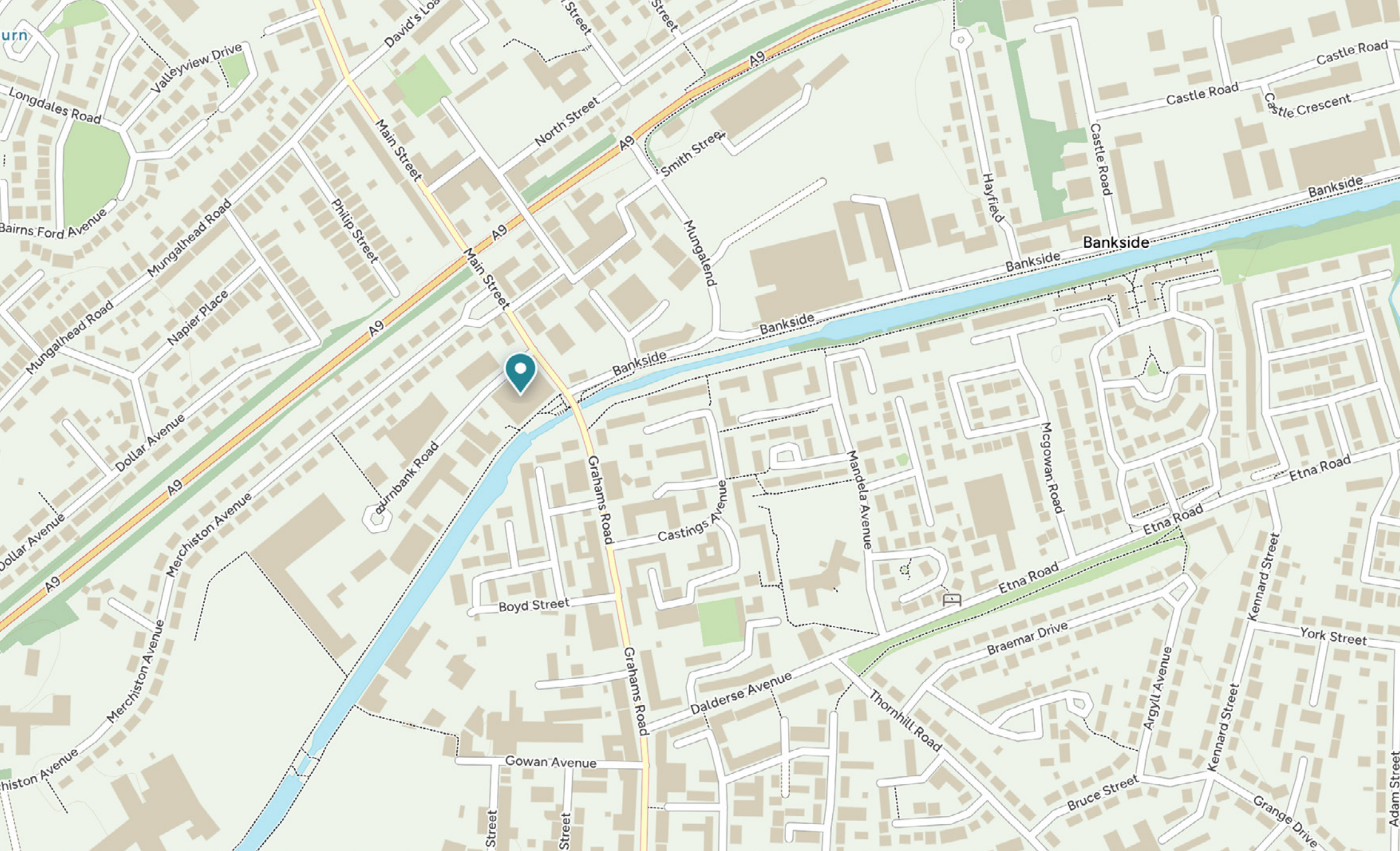
The Location

Falkirk is a vibrant and strategically located town in the heart of central Scotland, ideally positioned between Glasgow and Edinburgh. With excellent transport links via road and rail, it attracts both local residents and visitors travelling across the central belt.

The town is well known for its rich industrial heritage and popular tourist attractions, including the world-famous The Falkirk Wheel and The Kelpies, both of which draw significant footfall throughout the year. The canal-side setting provides a particularly attractive environment, combining scenic views with a steady flow of leisure visitors, walkers, and boating enthusiasts.

Falkirk benefits from a strong local economy, a growing population, and a well-established dining scene, making it an appealing destination for hospitality businesses. Its blend of tourism, local trade, and accessibility creates a solid foundation for sustained custom and business growth.





Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.