

-The Square-





The New Town of Edinburgh enjoys an international reputation as a World Heritage Site. Some argue that there are no better examples of Georgian architecture on such a scale and in such condition.

The New Town dates back to the late eighteenth century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century reaching out to the Greenside in the east, Canonmills, and Stockbridge in the north and out as far as Haymarket in the west. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city and is considered a masterpiece of city planning.

Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

Within the New Town of Edinburgh, you can find these two

fantastic fully trading sandwich shops which have been successfully trading for a number of years with an established customer base.

You can find a number of tourist attractions within walking distance from the business, for example, Scottish National Portrait Gallery on average 300,000 visitors a year along with a number of business like The Royal London, Royal Bank of Scotland, Standard Life Investments and Harvey Nichols all with large staffing levels as potential new or existing customer.

Within a short walk from the business, you can also find the shopping capital of Edinburgh being Princes Street with an average 30,000 people per day and let's not forget 6 out of the top ten visitor attractions in Scotland are found in Edinburgh.

The capital benefits from The Fringe Festival every year in July/August where approximately 2.2million people descended on the capital in 2015 from all over the U.K and worldwide and you find these fantastic sandwich shops within walking distance.

Being within walking distance to Waverly station and next door to the bus station you are sure to catch the local professionals on their commute.



Mcewan Fraser Legal are delighted to be able to present to the market the unique opportunity to acquire The Square located across two locations, one in North St Andrews Street, with the other nestled in Dublin Street in the East End of the city centre. They are presented as a joint opportunity and are not available to purchase separately.

These well-established sandwich shops have been in business for a number of years and have gained a reputable customer base during this time. This has happened due to the fantastic location in the heart of the financial sector in Edinburgh providing daily footfall from professionals, tourists and shoppers alike.

**The Square:
7 Dublin Street, Edinburgh, EH1 3PG**

Dublin Street has a seating area for the busy professionals or for tourist who is out for a spot of lunch. You can also find a large drinks display refrigerator along with a glass counter providing a divide between customer and staff.

The large well-equipped kitchen in Dublin Street gives the new business owner an opportunity for outside catering.

With the financial sector to on your doorstep, it could allow you to expand your customer base even further perhaps to the local offices.

**The Square:
17 North St Andrew Street, Edinburgh, EH2 1HJ**

North St Andrew Street benefits from a much larger shop front with seating for around twelve customers and during the summer months you can obtain a licence to apply for outdoor seating for both sandwich shops. It also has a much larger display refrigerator and glass counter in place. The kitchen in North St Andrew Street is smaller than Dublin Street, however, you do have the worktops behind the counter on the shop floor for preparation if required.

These fantastic sandwich shops have been set up to allow the new occupier to hit the ground running with all the amenities and reputable history in place.

Presented as a Leasehold turnkey operation for the new owner, complete with a full compliment of staff, trading history, and full accounts.

Tenure - Leasehold.



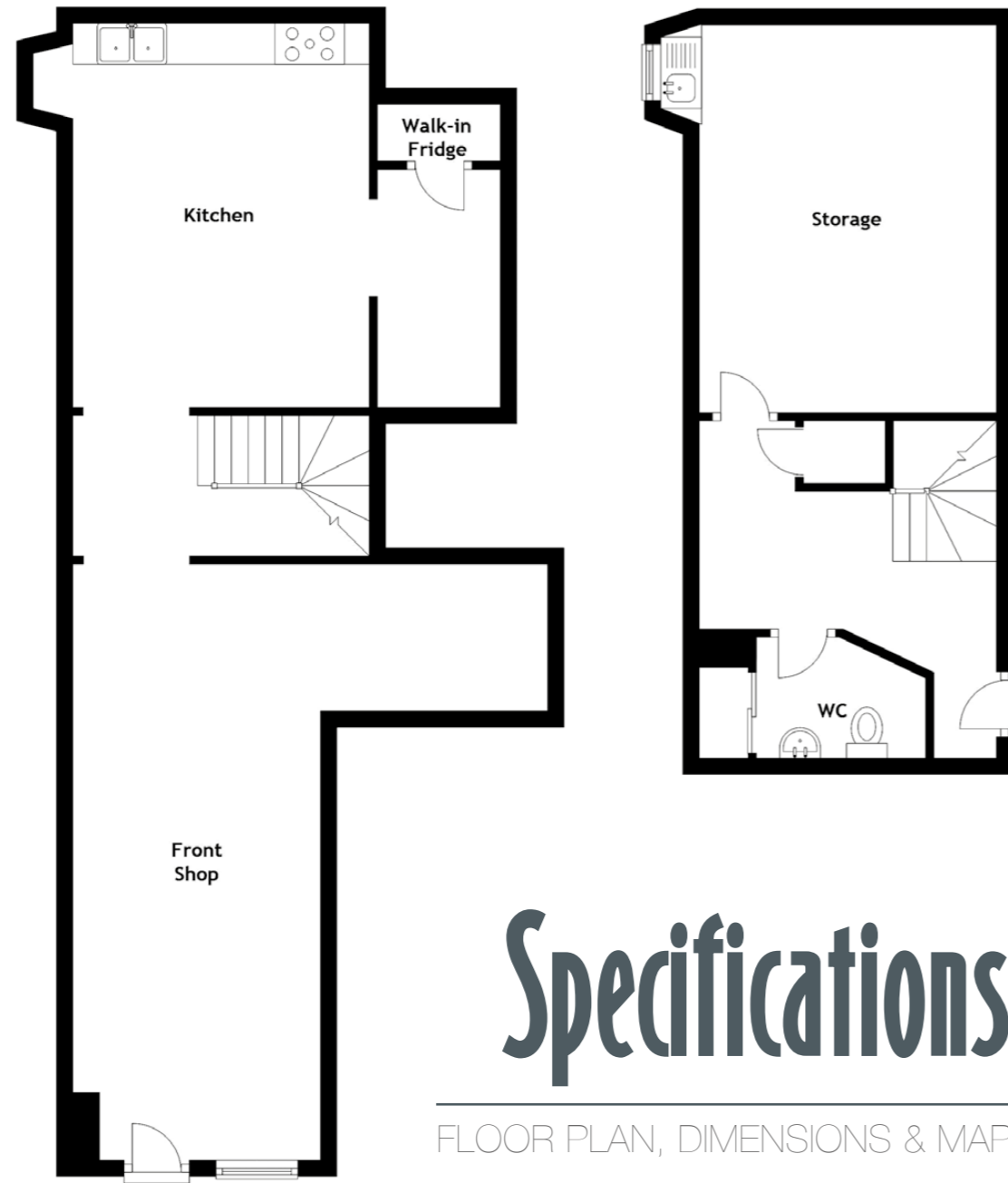


The Square

7 DUBLIN STREET,
EH1 3PG

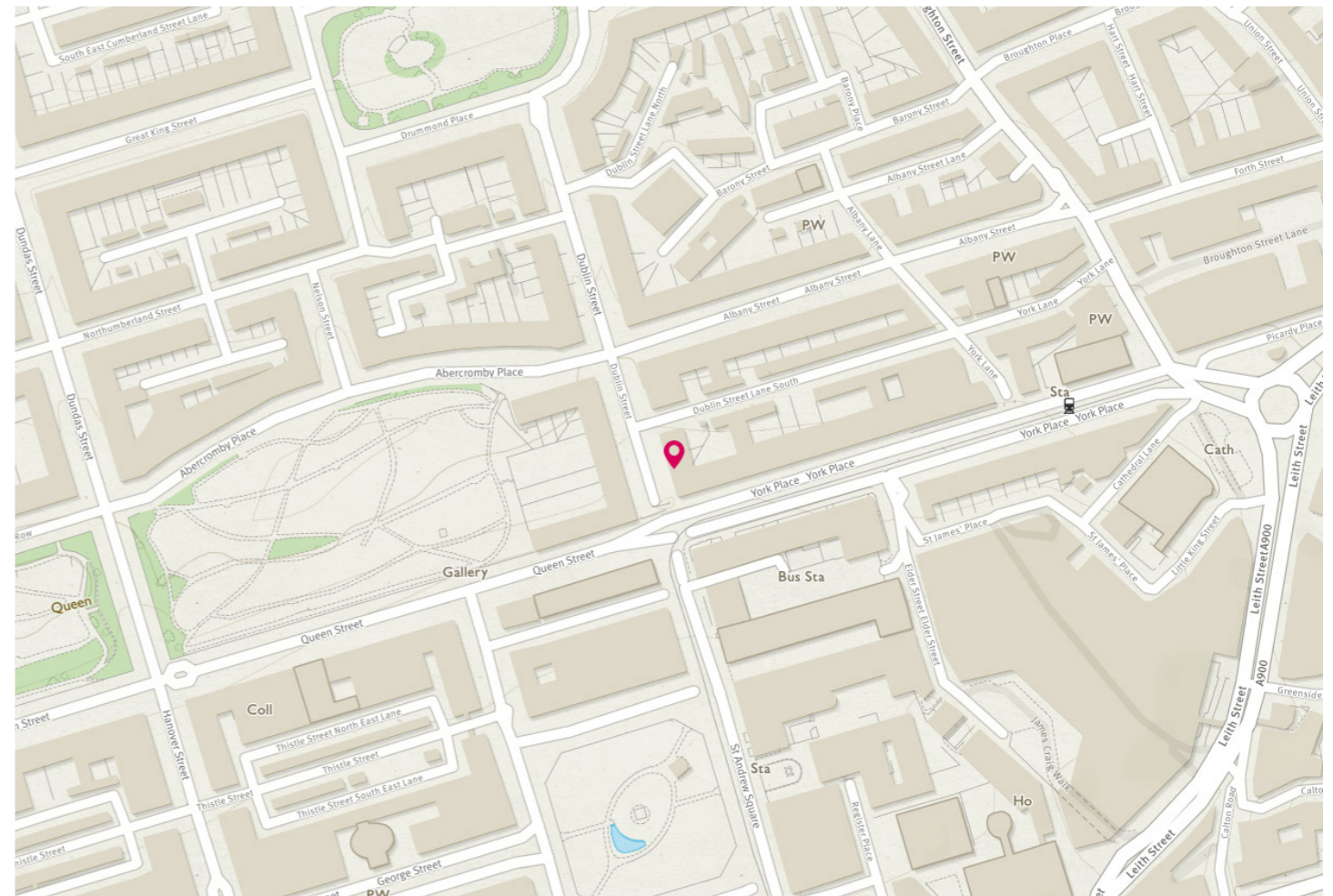






Specifications

FLOOR PLAN, DIMENSIONS & MAP

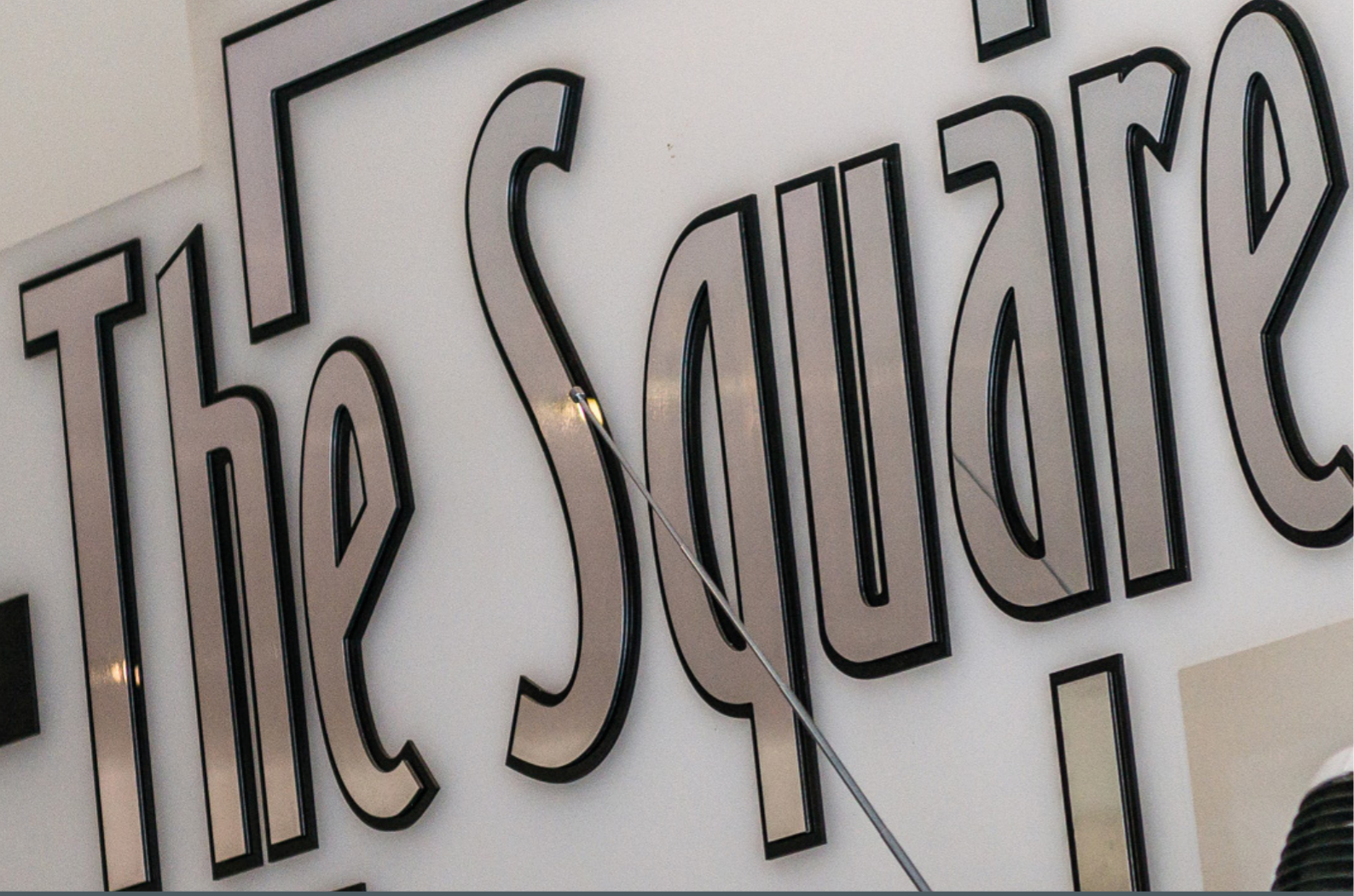


The Square

7 DUBLIN STREET,
EDINBURGH,
EH1 3PG

Approximate Dimensions (Taken from the widest point)

Front Shop	7.31m (24') x 3.04m (10')
Kitchen	4.71m (15'5") x 3.63m (11'11")
Storage	4.76m (15'7") x 3.89m (12'9")
WC	2.78m (9'1") x 1.49m (4'10")



The Square

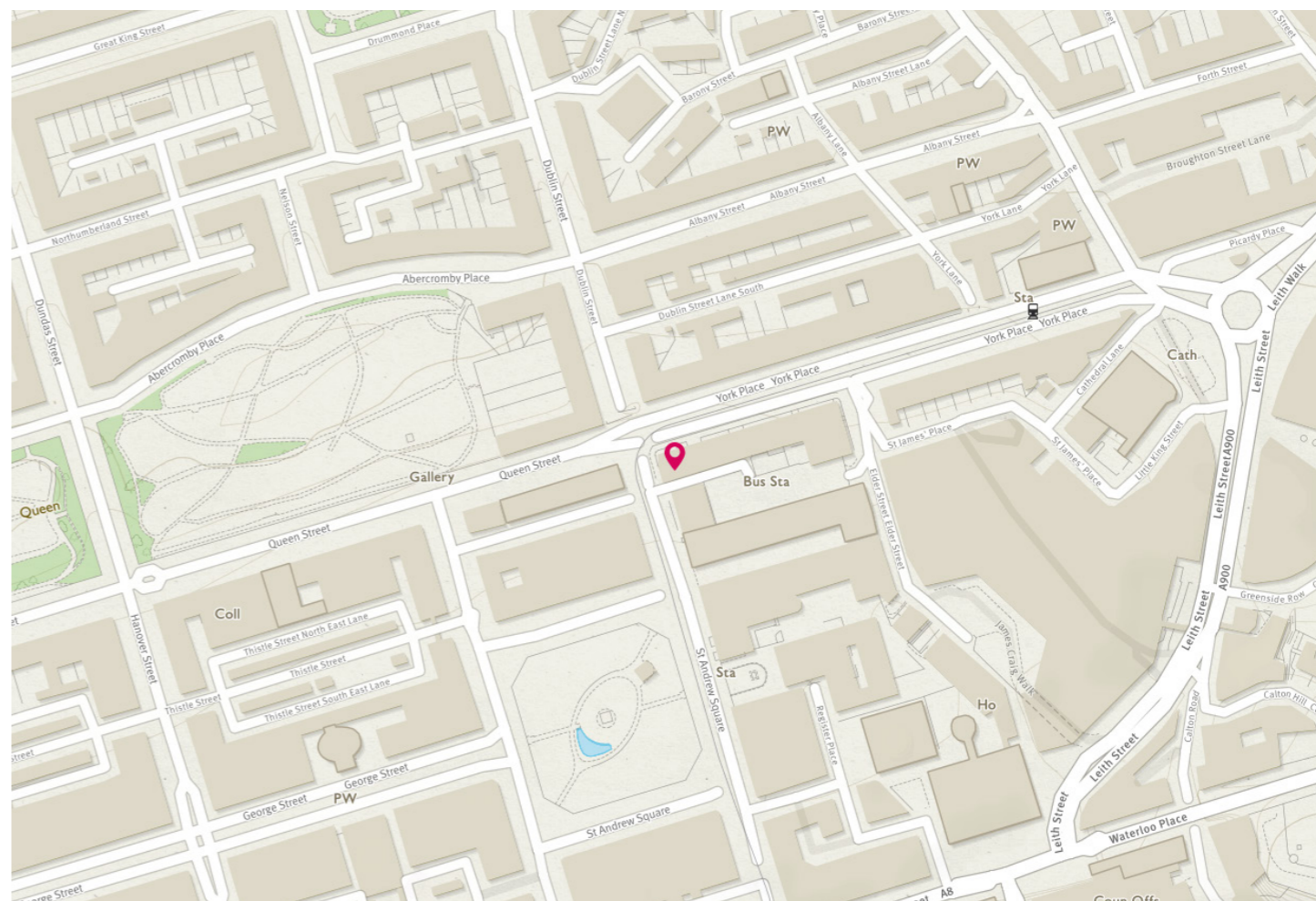
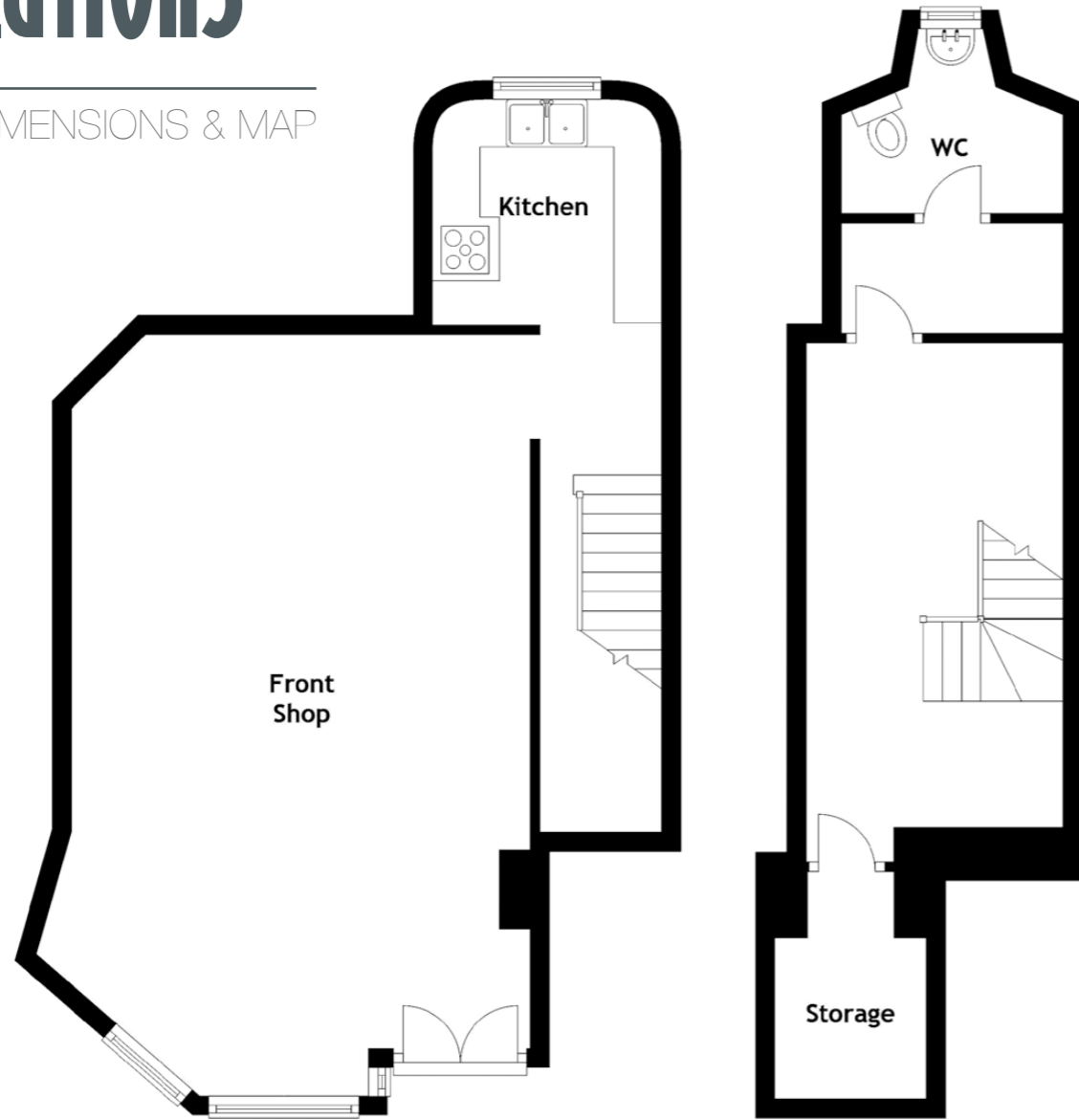
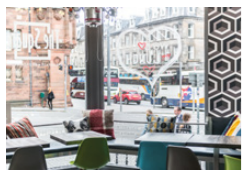
17 NORTH ST ANDREW STREET, EH2 1HJ





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FLOOR PLAN, DIMENSIONS & MAP



The Square

17 NORTH
ST ANDREW
STREET,
EDINBURGH,
EH2 1HJ

Approximate Dimensions (Taken from the widest point)

Front Shop 7.00m (23') x 4.82m (15'10")

Kitchen 2.41m (7'11") x 2.37m (7'9")

Storage 2.39m (7'10") x 1.59m (5'3")

WC 2.32m (7'7") x 1.33m (4'4")

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Layout graphics and design
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