



Lifestyle Express

18 PORTLAND PLACE, LEITH, EDINBURGH, EH6 6LA

0131 524 9797


McEwan Fraser Legal
Solicitors & Estate Agents

Leith

EDINBURGH, EH6 6LA

Lifestyle Express is situated in the very heart of Leith only a few minutes walk from the Shore area, which many consider being one of the city's best-served districts and is also the location of the Scottish Government main offices.

There is an exceptionally wide choice of shopping facilities here as well as a number of restaurants, coffee shops, bars and independent retailers.

Directly across the street is Ocean Terminal where further shops can be found as well as hosting a Vue cinema, 24-hour gym facilities and the iconic Royal Yacht Britannia visitor attraction. Leith has fantastic transport links both in and around the city with a future extension to the tram line planned.

It is also a relatively simple matter to travel beyond Edinburgh with Ferry Road giving swift access to the West and the airport and Seafield Road leading out to the East with access to the city by-pass.



18 Portland Place

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McEwan Fraser Legal are delighted to be able to present to the market the unique opportunity to acquire "Lifestyle Express", which presents an opportunity to acquire a turn key convenience store business, which supports the immediate local community.

The business, located within the popular Leith area of Edinburgh, provides a diverse service which includes hot food, mail collection services and daily confectionery goods, including a range of traditional sweets.

The business has great potential to expand its operations with, for example, an online presence, extended opening hours etc.

Lifestyle Express provides a great opportunity for new owners to start trading immediately and benefit from running an already well-established business.

Viewing of this business is highly recommended and viewings are strictly by appointment.

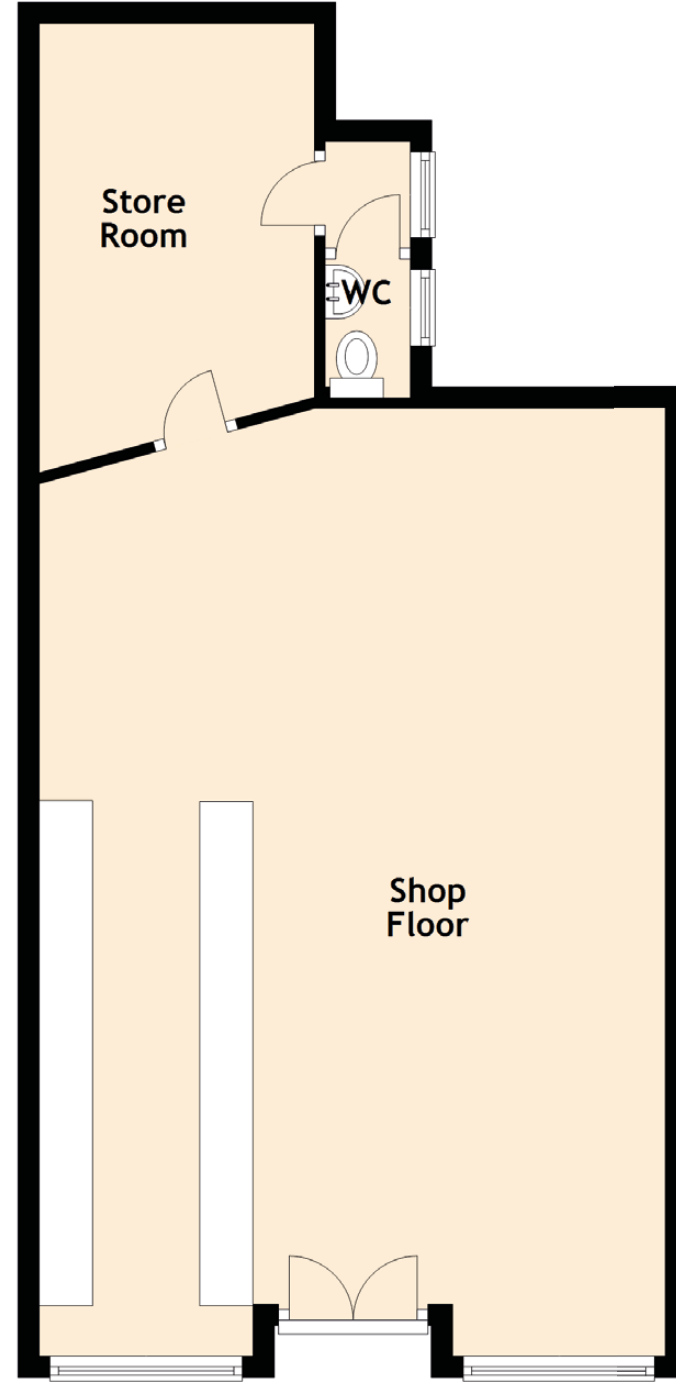
Tenure - Freehold.





Specifications and Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Shop Floor	8.90m (29'2") x 5.88m (19'3")
Store Room	4.23m (13'10") x 2.58m (8'6")
WC	1.30m (4'3") x 0.80m (2'7")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

Extras (Included in the Sale): Discussed at convenience formal offer.

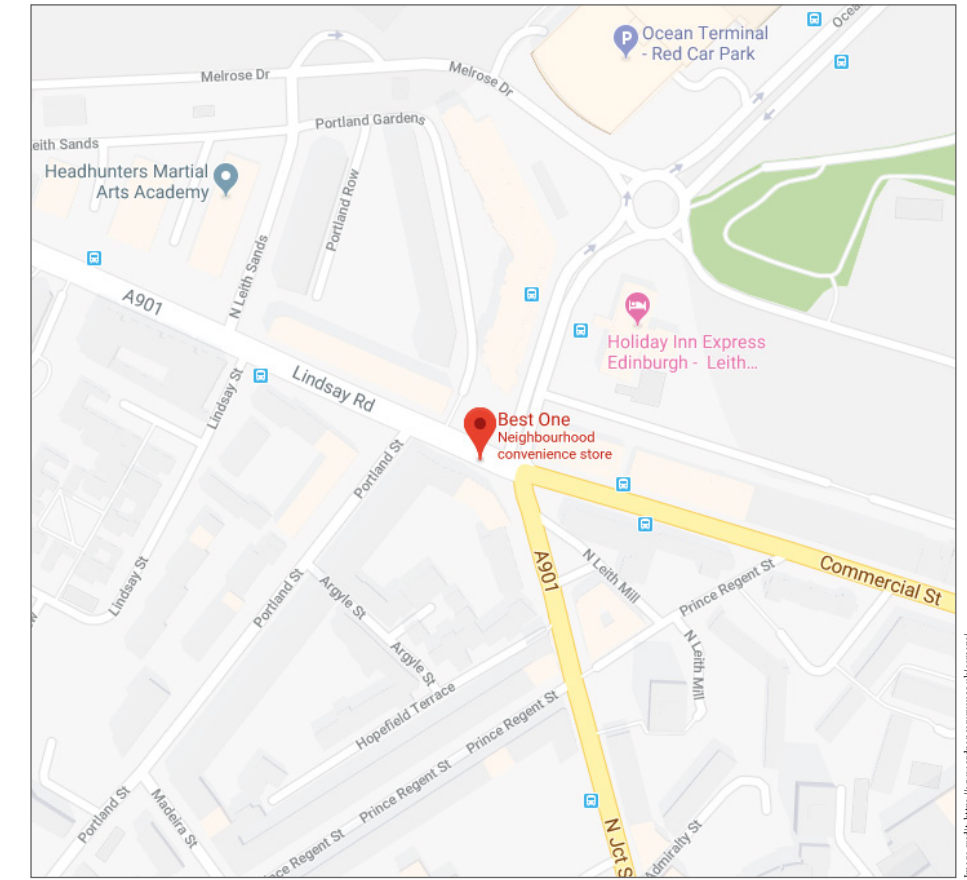


Image credit: <https://www.edinburghcouncil.gov.uk/>



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