



205 ST JOHNS ROAD, CORSTORPHINE, EDINBURGH, EH12 7UU



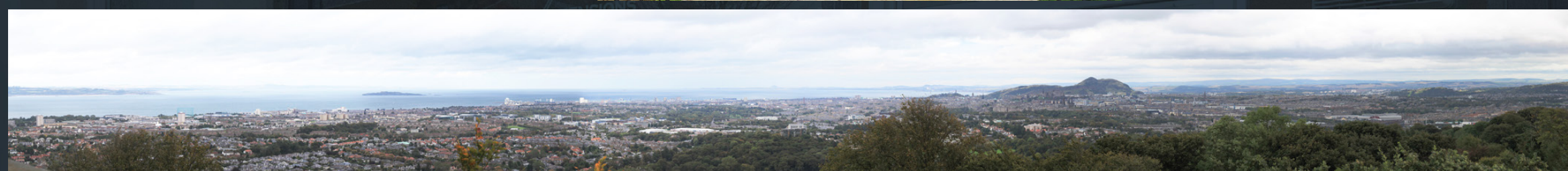


## 205 ST JOHNS ROAD, CORSTORPHINE, EDINBURGH, EH12 7UU

The Corstorphine district of Edinburgh is ideal for a business as the bustling high street is always popular for local shopping, transport, educational and recreational facilities. Several restaurants, a Sainsbury's Local and a large 24-hour Tesco are within walking distance. Major retail outlets can be found nearby at the Gyle Shopping Centre including Marks & Spencers and Morrisons.

There are also excellent bus and tram services a few minutes from the property which will take you east into the city centre and beyond or head west to Edinburgh Airport and the outskirts. The Edinburgh City Bypass is five minutes drive from the property and provides access to a number of areas within the city, to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property, as are a wide range of recreation facilities including a David Lloyd Fitness Club and Corstorphine Hill Nature Reserve.







McEwan Fraser Legal are delighted to be able to present to the market Blondie Kerr. The business has traded very successfully for the last nine years. The property forms and occupies part of a Victorian terraced row comprising of main door access spread over one single floor. This is a unique opportunity to purchase a substantial property and business located in one of the most desirable locations within Edinburgh. The salon has four chairs, two wash bays and one fully separate beauty room.

Established since 2010, Blondie Kerr. has a plethora of existing private clients combined with substantial passing trade and the salon attracts a broad range of new clients from the surrounding areas on a regular basis.

**Superbly Presented Premises**

**Extensive Client Database**

**Turn-key Condition**

**Exceptional Trading Location**

Trading Hours: Tuesday-Saturday

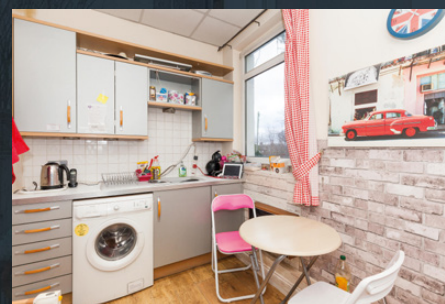
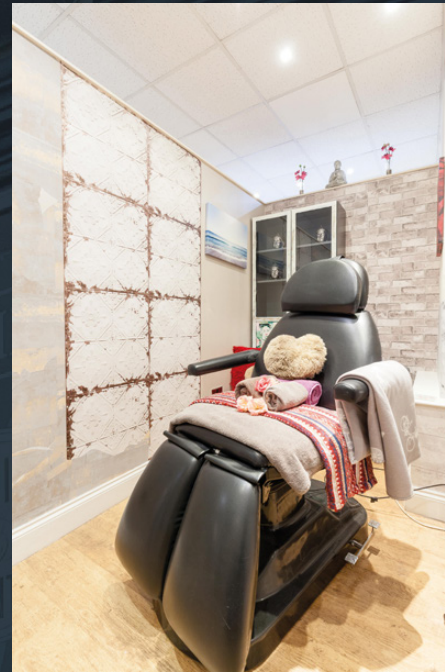
Tenure: Leasehold.

Services: Electric, telephone and water mains serviced.

Blondie Kerr is currently only operating as a hairdresser, however, the beauty room will allow the purchaser considerable scope for further development and there is also significant room for nail bars to be added should the buyer wish to grow the business.

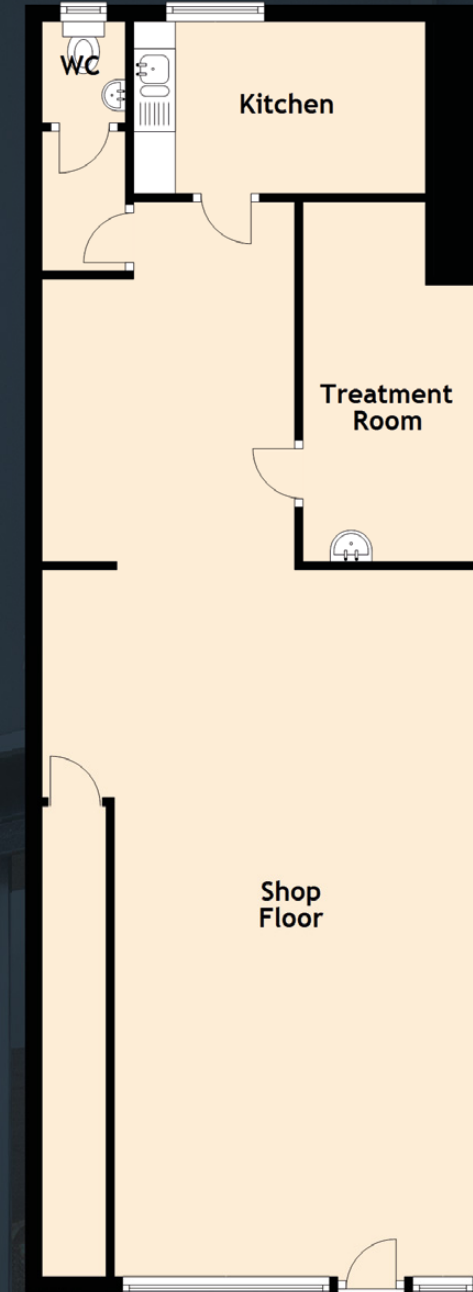






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Shop Floor	8.50m (27'11") x 5.58m (18'4")
Treatment Room	4.32m (14'2") x 2.14m (7')
Kitchen	3.50m (11'6") x 2.07m (6'9")
WC	1.22m (4') x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

Extras (Included in the sale): All fixtures and fittings to be included within the sale.

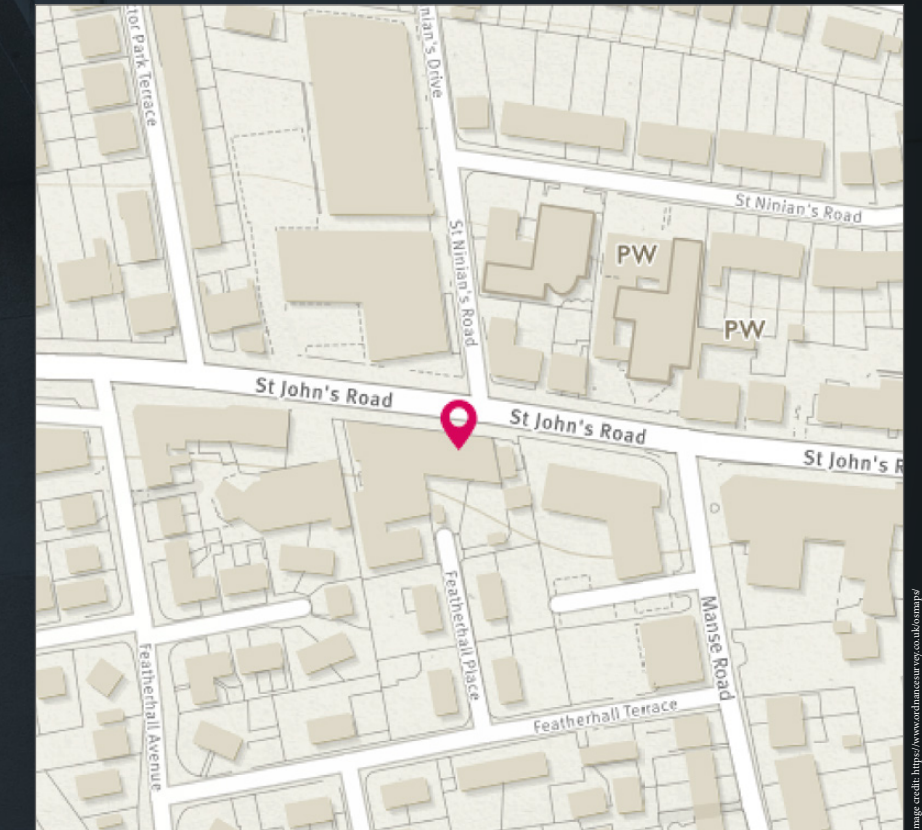


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