

Scoot

UNIT B AND C, 51 BRUNSWICK ROAD,
EDINBURGH, EH7 5PD



THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of residential properties Scoot is superbly positioned within a short stroll, from the shops and amenities of Leith Walk where coffee houses, restaurants, and delicatessens can be found. The Business is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. Scoot also enjoys outstanding close proximity to all that the inspiring capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.

Scoot is also situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at Picardy Place, which provides quick and convenient travel to Edinburgh Airport.

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.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies, and other financial services. There are a number of Post Office's from which to choose. From here, buses radiate out to all parts of the country, whilst from St Andrews Square, via Princes Street and the West End, there is a bus service to Edinburgh Airport.

For those who prefer open-air recreational facilities, Princes Street Gardens is virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions providing interesting new perspectives on otherwise familiar parts of the city.





SCOOT

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McEwan Fraser Legal are overwhelmed to be able to present this very unique opportunity to purchase the trading element of “Scoot” along with the freehold headquarters located within Brunswick Road, in the capital.

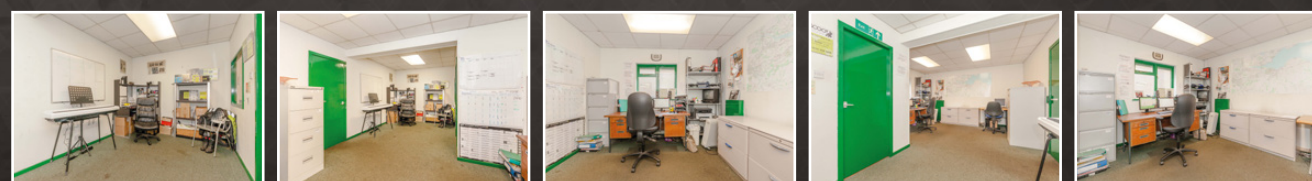
The business itself comes complete with all equipment and more importantly all of its IP and can be viewed in more detail at the following address - <http://www.scootltd.co.uk/>

The Freehold element comes complete with office warehouse area, parking space out front, repair workshop and plenty of storage and could be used for a plethora of business opportunities should you wish to relocate the business element of Scoot to another location.

Scoot and the way it is currently trading offers its new owners a fantastic and very unique opportunity within the city to acquire a business along with its freehold headquarters and early viewings are encouraged.





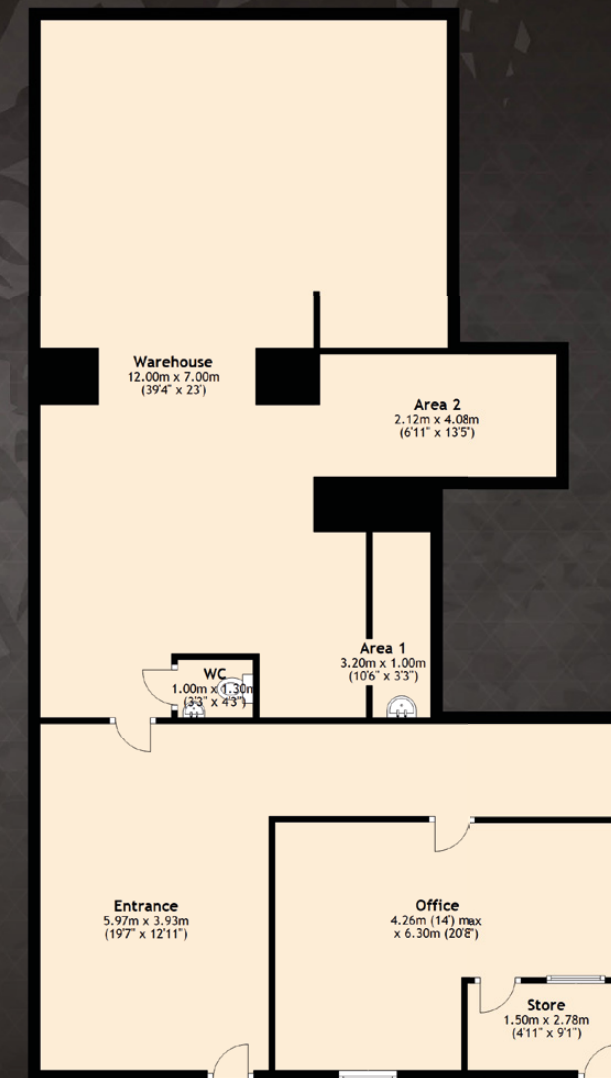
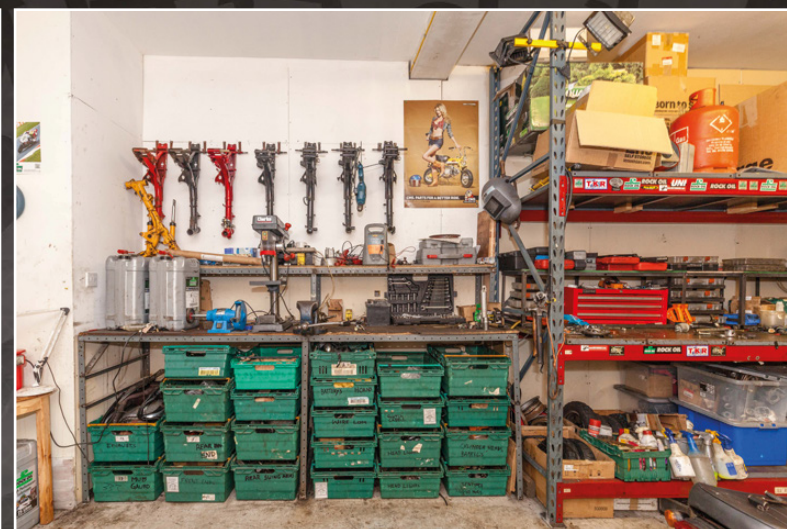




“... VERY **UNIQUE OPPORTUNITY** TO PURCHASE THE **TRADING ELEMENT** OF “**SCOOT**” ALONG WITH THE **FREEHOLD HEADQUARTERS ...**”





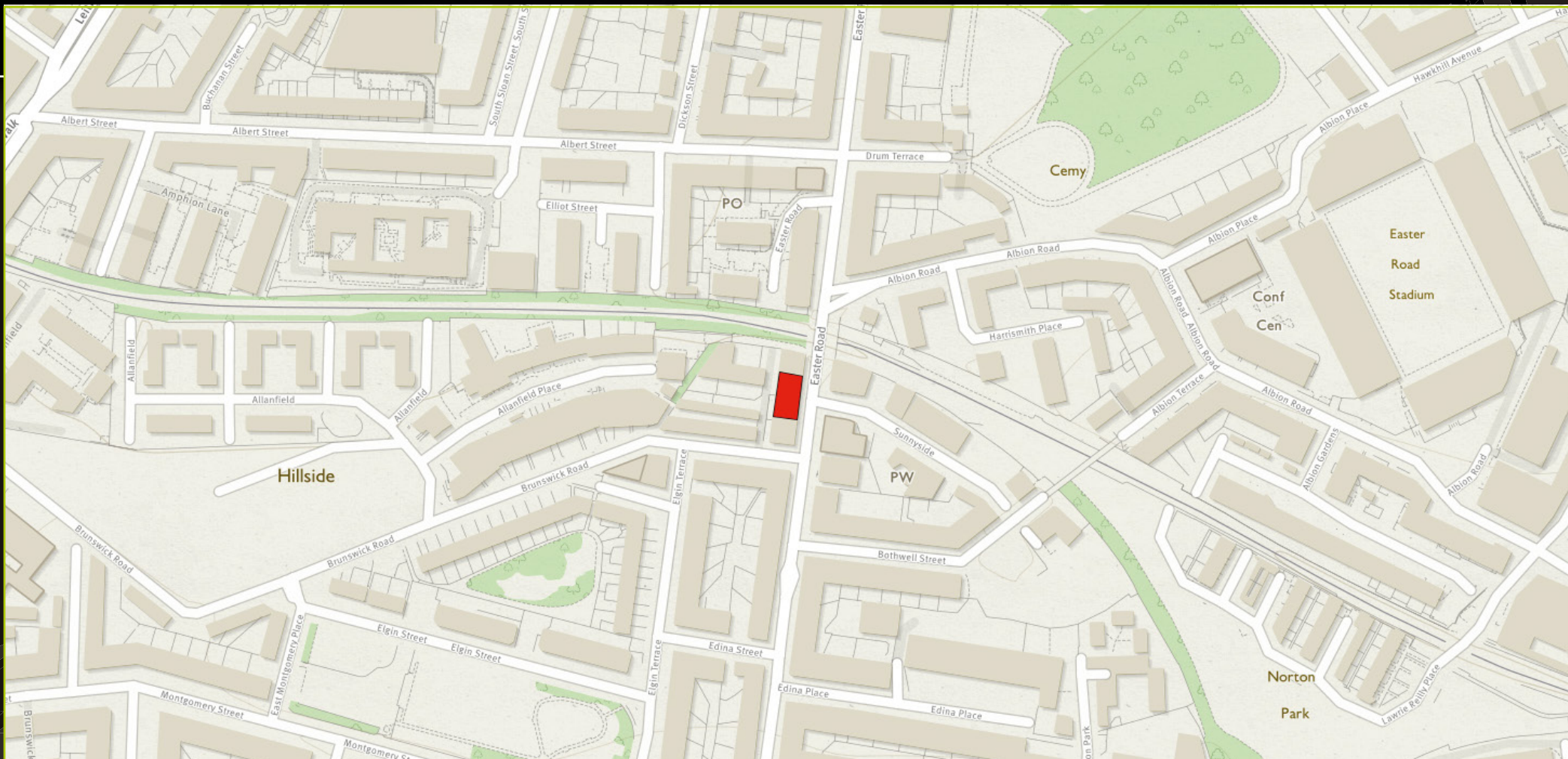


Approximate Dimensions (Taken from the widest point)

Entrance	5.97m (19'7") x 3.93m (12'11")
Office	6.30m (20'8") x 4.26m (14')
Store	2.78m (9'1") x 1.50m (4'11")
Warehouse	12.00m (39'4") x 7.00m (23')
Area 1	3.20m (10'6") x 1.00m (3'3")
Area 2	4.08m (13'5") x 2.12m (6'11")
WC	1.30m (4'3") x 1.00m (3'3")

Gross internal floor area (m²): 148m²

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




McEwan Fraser Legal

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**Part
Exchange
Available**

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