




McEwan Fraser Legal
Solicitors & Estate Agents
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Party Express, 204 High Street

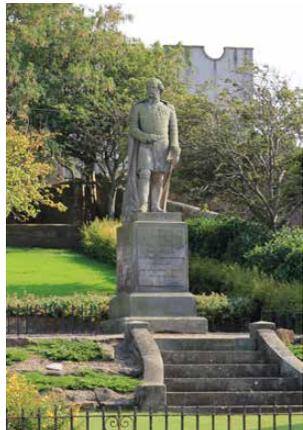
PRESTONPANS, EAST LOTHIAN, EH32 9AZ

THE LOCATION

PRESTONPANS

Prestonpans is a small town situated in the county of East Lothian on the coast of the Firth of Forth. Located approximately ten miles from Edinburgh, this is an ideal area for anybody working in the city and is within easy commuting distance via the A1. The journey into Edinburgh will take approximately twenty minutes by car and there is, of course, an excellent bus service every thirty minutes (every fifteen mins approximately during rush hour). There is also a good train service direct to Waverley Station from Prestonpans, a journey that will take about fourteen minutes.

Prestonpans offers a wide range of shops and facilities, including a supermarket which will provide every possible daily requirement, as well as banking facilities and a health centre. In addition, there are the local nursery, primary and secondary schools all in close proximity.



THE BUSINESS

PARTY EXPRESS



This unique local business was established 15 years ago and is now an iconic part of the visitor experience and is much loved by both the locals and visitors alike.

The business currently operates as a card and balloon emporium offering a limited range however has the real potential to be fully developed in a plethora of ways.

The business has grown in popularity over the years and is a great asset to the local area however the current owner knows this could be developed further by introducing new products into the existing range or going for a change of use and developing the basement area.

Although this is a well-run business the current owner is unable to commit all her time to the shop and is entering a period of full retirement thus the reason for selling the freehold concern in its entirety.

There is a large retail space of approx. 400 sq ft, which is brightly coloured and well shelved. This space is used for gift presentation. There is bespoke shelving around the shop, allowing for a personal touch with rear back shop staff and storage areas.

There is also additional storage with the full basement that does require upgrading or redevelopment

There is also a kitchen area and toilet.

Freehold property.

Mains connected.



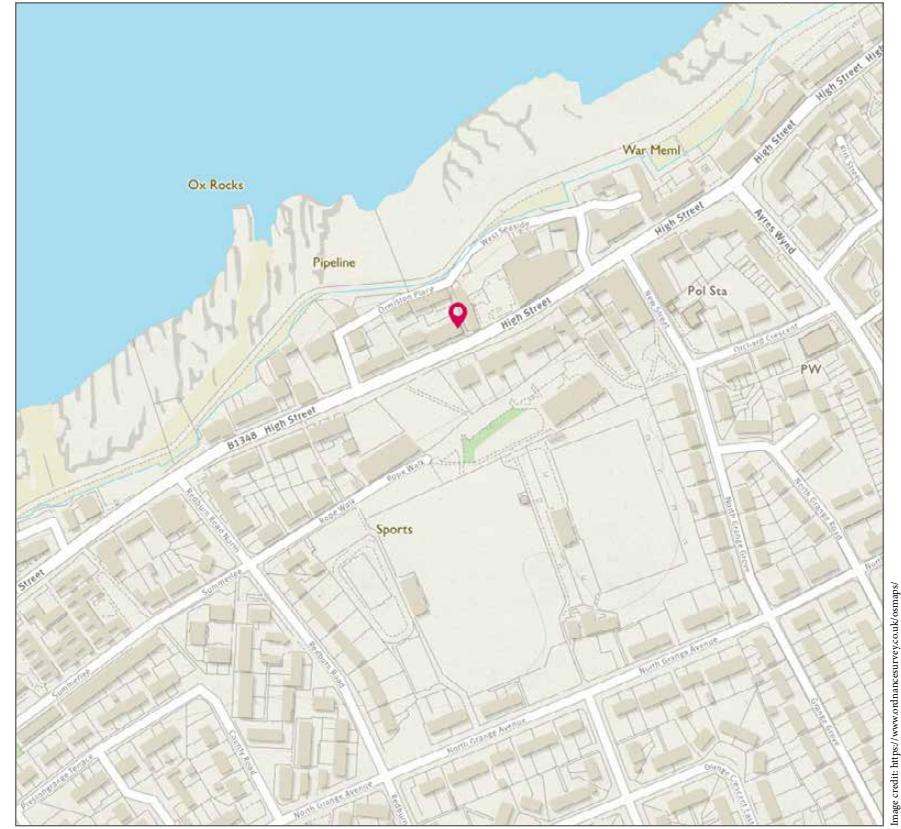
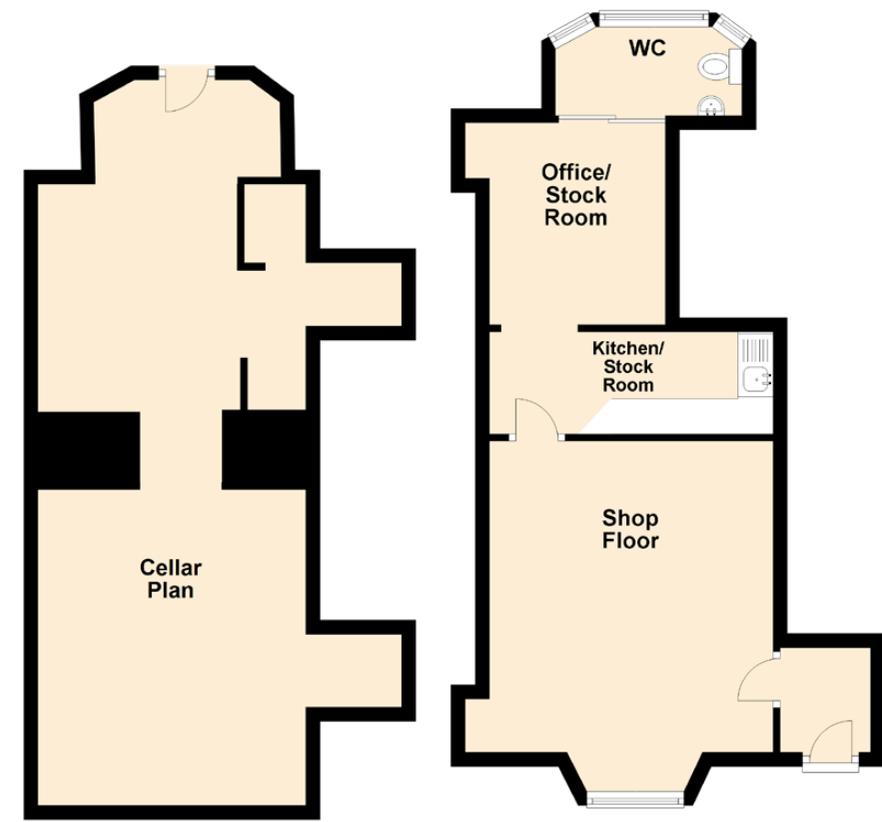


THE DETAILS

Approximate Dimensions (Taken from the widest point)

| | |
|---------------------|-------------------------------|
| Shop Floor | 4.42m (14'6") x 4.03m (13'3") |
| Kitchen/ Stock Room | 4.03m (13'3") x 1.45m (4'9") |
| Office/ Stock Room | 2.87m (9'5") x 2.50m (8'2") |
| WC | 2.65m (8'8") x 1.26m (4'2") |

Extras (Included in the sale): Shelving, service counter, till, will be discussed at offer.





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