



Piccolino Edinburgh

Ref: 5265440

103 High Riggs, Edinburgh, EH3 9RP

Leasehold: Offers Over £150,000, Annual Rent: £18,500

40 Cover Restaurant

Prominent City Centre Location

Close to Kings Theatre & Lothian Road

Tourist & Student Location

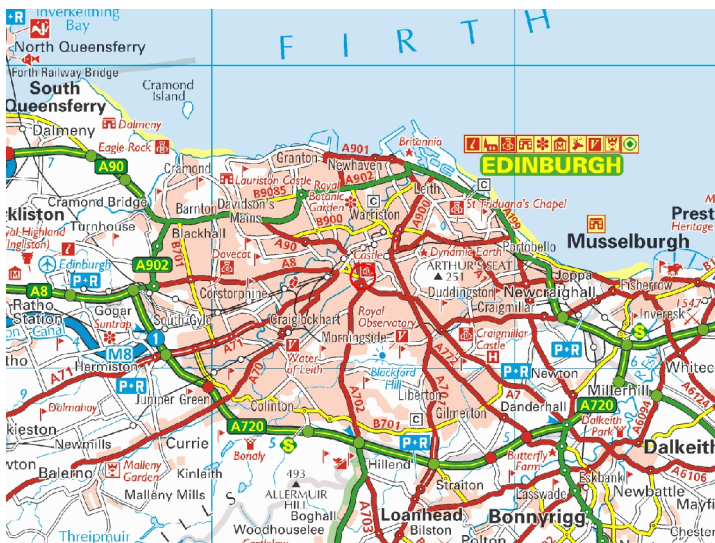
Trading as an Italian Restaurant

EPC Rating E



Piccolino Edinburgh is an Italian restaurant with a prominent city centre location being positioned opposite The Princess Exchange Building on Lothian Road which hosts 2,000 staff from various businesses such as Bank of Scotland, Turcan Connell and Pinsent Masons. There is a clear opportunity for an existing restaurateur, café / bistro operator to continue the current offering or change to attract more takeaway trade.

The surrounding area is synonymous with a wide range of quality licensed businesses along with a wide selection of other catering and retail offerings.



Location

Piccolino Edinburgh is a must-visit Italian restaurant located in the heart of Edinburgh's Old Town. Edinburgh, the capital city of Scotland, attracts tourists from all over the world and hosts a population of 500,000.

Piccolino is situated at the top of Lothian Road in the centre of Edinburgh, approximately a five minute walk from the King's Theatre, Meadows and local Universities.

Waverley Station is around a mile from the property providing easy links to Glasgow, Stirling, Aberdeen and Inverness as well as south to Newcastle, Manchester and London. Edinburgh City Centre is only a short 30 minute bus or tram ride from Edinburgh International Airport.

Fixtures & Fittings

All fixtures and fittings required for the operation of the business will be included within the sale, apart from any leased or personal items.

Regulatory

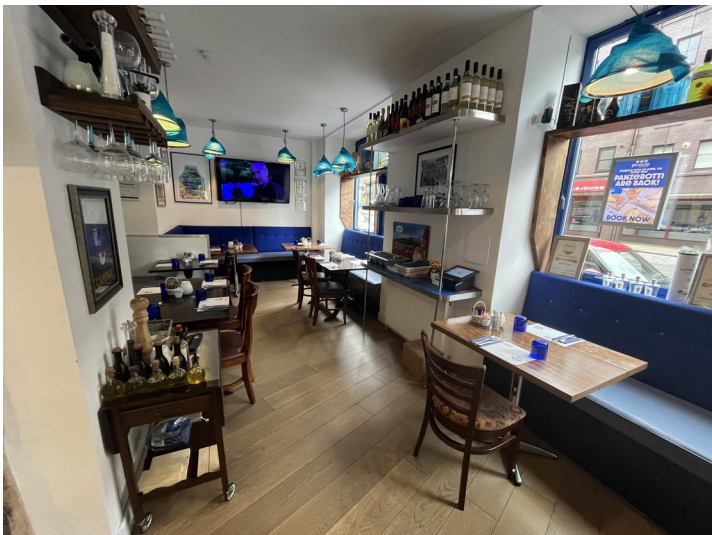
Premises Licence



The Opportunity

This fully licensed restaurant is currently operating as an Italian pasta restaurant. The business has been operated by the current owner for seven years who intends to exit to concentrate on other business interests.

The restaurant has always offered a high and consistent level of quality service to its customers due to its prominent location. The restaurant gains business from diners that are visiting the local King's Theatre or staying at one of the three hotels located directly behind the building.



Trading Hours

Monday to Sunday
11.00am - 10.00pm



Internal Details

The property can be accessed from the main street or side, which leads directly to the business offering 40 spacious covers situated around a stone wall feature. Adjacent to the main seating area is a small bar serving draught beers, wines and spirits.

The kitchen is located at the back of the restaurant and offers comfortable space for chefs to work in. Following on from the kitchen are ladies and gents WC's with disabled access also granted in the ladies.

There is ample storage space located to the side of the kitchen with sufficient fridge space.

Tenure

Leasehold at an asking price of offers over £150,000 with an annual rent of £18,500.



External Details

There is additional outside seating for c.30 covers, partially covered by a retractable awning.

Trading Information

Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

Business Rates

The Rateable Value as of 1 April 2023 is £18,800. Confirmation of actual rates payable can be obtained from the local Authority.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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