



# Queen's Spice Tandoori Restaurant

- Prominent Seaside Location
- High Footfall Area
- Trading Restaurant c.50 Covers
- Fully Licensed
- Fully Fitted Commercial Kitchen
- Annual Rent £30,000 - EPC Rating "tbc"

1 High Street, South Queensferry, Edinburgh, EH30 9PP

To Rent: Offers Invited

Annual Rent: £30,000

Ref: 5265448



## LOCATION

Queensferry, also called South Queensferry or simply "The Ferry", is a town to the west of Edinburgh, Scotland. Traditionally a royal burgh of West Lothian, it is now administered by the City of Edinburgh Council. It lies 10 miles to the north-west of Edinburgh City Centre, on the shore of the Firth of Forth between the Forth Bridge, Forth Road Bridge and the Queensferry Crossing.

The prefix south distinguishes it from North Queensferry, on the opposite shore of the Forth for postal services. Both towns on the Forth derive their name from the ferry service established by Queen Margaret in the 11th Century, which continued to operate at the town until 1964, when the Road Bridge was opened.

The 2022 census counted 10,216 residents in South Queensferry, as it was listed at that time. Its population at the 2011 census was 9,026 based on the 2010 definition of the locality which in addition to the burgh includes Dalmeny.

Dalmeny House and Hopetoun House are two fine stately homes located on the outskirts of South Queensferry, and both are excellent attractions which boast lovely grounds, impressive architecture and historic artefacts.

The town is also a great place to start a coastal walk by joining the John Muir Way and following it through Dalmeny Estate towards Cramond Village.







## THE OPPORTUNITY

The business is in excellent turnkey condition and a rare opportunity to run a well established business in the heart of South Queensferry.

Queen's Spice would benefit from an experienced operator or couple who are keen to be hands on in the running of the business. The restaurant lends itself to a number of different opportunities/concepts.

## DESCRIPTION

Queen's Spice is a great opportunity to acquire a licensed restaurant situated in the busy town centre of South Queensferry.

Our clients are looking to secure a new tenant with experience to continue the long established reputation in the town. There are additional takeaway revenue streams that can add more profitability to the business.

The property is currently a managed operation and is available to rent immediately.



## INTERNAL DETAILS

Upon entering there is a small seating area for takeaway customers to sit and wait for their order.

The main restaurant area is a flexible space with c.28 covers, with loose tables and upholstered chairs than can be arranged to fit. A fully fitted bar servery with draught beer, spirit gantry and wine and beer fridges.

The back room off the main restaurant can be accessed via a ramp to a lower level, with a mixture of tables and upholstered chairs with c.22 covers.

Male and female toilets are located to rear of the restaurant, with a disabled access cubicle located next to the female toilets.

A fully fitted commercial kitchen is located to the rear of the building with ample storage for produce and further storage in the cellar below the restaurant.







## TRADING HOURS

Current trading hours

Monday  
Closed

Tuesday to Thursday  
4.00pm - 10.00pm

Friday & Saturday  
4.00pm - 11.00pm

Sunday  
4.00pm - 10.00pm

## FIXTURES & FITTINGS

All fixtures and fittings are included in the leasehold sale and are presented to a very high standard.



## REGULATORY

Premises Licence  
Class 3 Consent

## TENURE

Our client is offering a new lease and is open to negotiating the terms. They would initially seek a 10 year FRI lease.

## BUSINESS RATES

The Rateable Value as of 1 April 2023 is £17,400.  
Confirmation of actual rates payable can be obtained from the local Authority.



## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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### CONTACT

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## CONTACT

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



### SIMON WATSON

Business Agent - Hospitality

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#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

