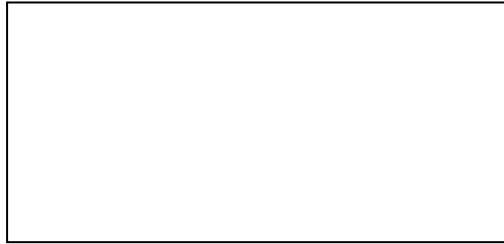




we make

the impossible, possible -
property deals

Ahmed's Newsagent
Ferry Road - Edinburgh



This busy business is currently available to rent.

SHK Property Ltd. can currently offer this salon in the busy Ferry Road.

Accommodation

Approx 528sq ft comprising

Main shop area with a mixture of confectionery, general goods.

Chillers for drinks & sandwiches

Back room with area for storage & staff facilities

Wide range of magazines stocked

General

The shop is presented in a fully operational state with good local contacts.

The business has a number of both morning and evening paper rounds with contracts for commercial premises also.

The existing owners of 21 years are moving on to business outwith the area so no competition from them.

The business has a turnover of approx £251k per annum with two members of staff.

Additional income could easily be raised by increasing the opening hours to benefit from trade in the evening from the local Chinese takeaway next door and chip shop over the road.

Current Opening Hours are 05.30-19.00

The shop has a licence to serve alcohol.

Early Entry Available

Annual Rental - £22,000

In the first instance please contact mandy@shkproperty.co.uk or call 01382 202500

Business Start Up Service available at a reduced rate to all SHK Tenants

All details on this schedule are given without responsibility