



Paolozzi Restaurant & Bar

- Prime City Centre Location
- Bar & Restaurant (c.120 covers)
- Turnkey Condition / High Spec
- Excellent Profitable Business
- Fully Fitted Commercial Kitchen
- EPC Rating E

61 Forrest Road, Edinburgh, EH1 2QP

Freehold: Offers Over - £1,100,000

Ref: 5255023

LOCATION

Forrest Road in Edinburgh is a lively and well connected street in the heart of the city, offering a mix of local shops, restaurants, and cultural attractions.

Located near the National Museum of Scotland, it provides easy access to historic sites and bustling city life.

The area is well served by public transport, with several bus routes. Additionally, trains operated by ScotRail, Avanti West Coast, Caledonian Sleeper, and CrossCountry provide convenient connection. From Edinburgh Waverley Station, visitors can reach Forrest Road in about 10 minutes by bus or two minutes by taxi.





DESCRIPTION

Paolozzi Restaurant & Bar is located on Forrest Road, Edinburgh, nestled in the heart of the city's vibrant Southside. This area is a lively mix of historic charm and modern energy, with its proximity to the University of Edinburgh bringing a youthful buzz to the streets. Forrest Road itself is lined with an eclectic mix of cafes, bars, and independent shops, making it a popular spot for both locals and visitors.

Just a short walk away you will find the lush greenery of The Meadows, a sprawling park perfect for a leisurely stroll or a picnic on a sunny day.

The local area is also steeped in history, with landmarks like Greyfriars Kirkyard, McEwan's Hall and the National Museum of Scotland. Whether you're looking for a cultural experience, a scenic escape, or a lively atmosphere, Southside offers a little bit of everything.

Paolozzi Bar & Restaurant fits right into this dynamic setting, blending Italian-Scottish cuisine, freshly brewed beer, and iconic artwork to create a unique experience.

THE OPPORTUNITY

An excellent opportunity to acquire a well performing business situated in prime central Edinburgh. The business has built a great reputation welcoming both locals and tourists, with multiple revenue streams.

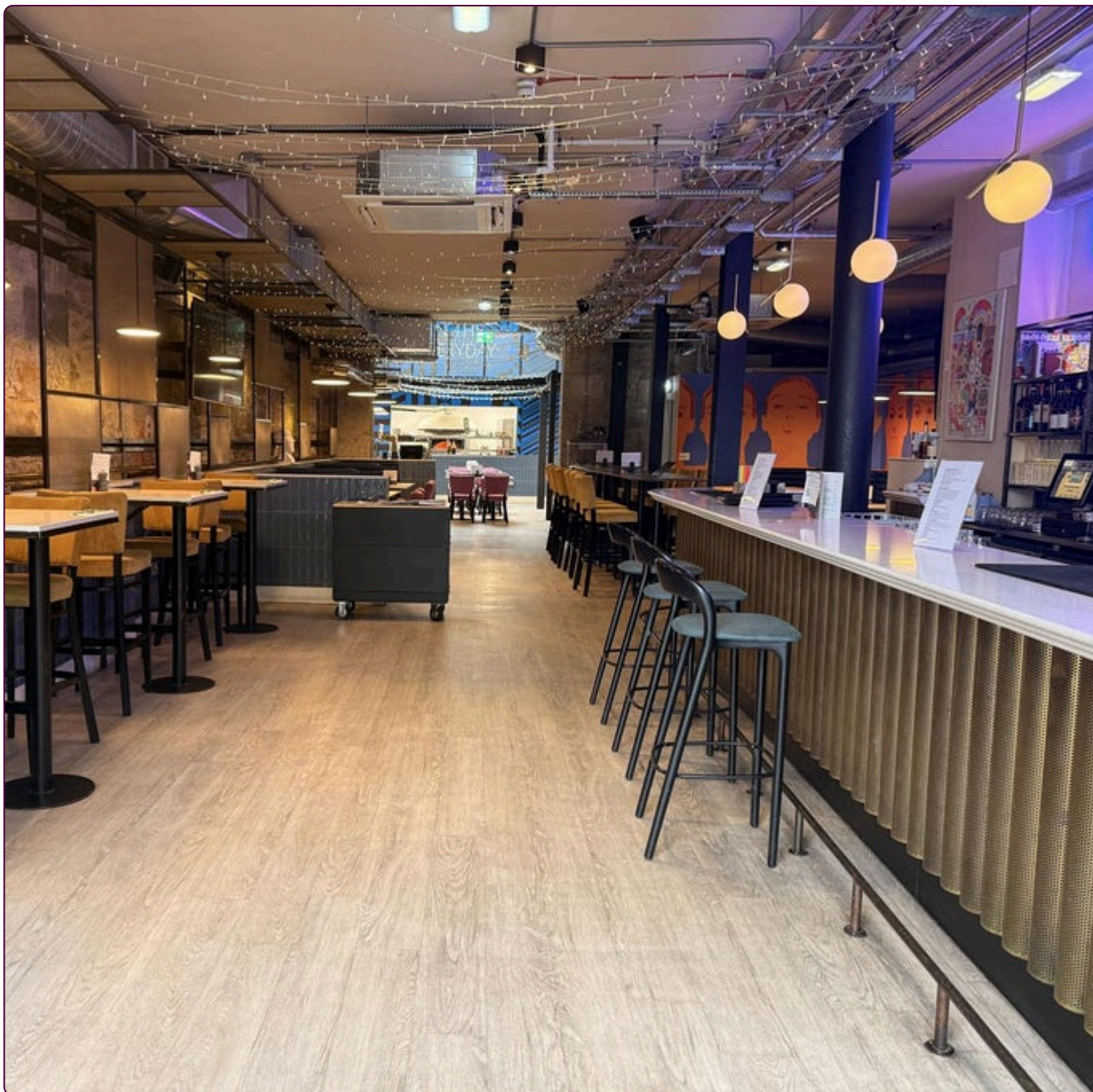
Paolozzi Restaurant & Bar would be well suited to an owner operator or could compliment an existing portfolio due its high level of turnover and trading location, the property is in excellent turnkey condition with opportunity to develop or create a new concept.

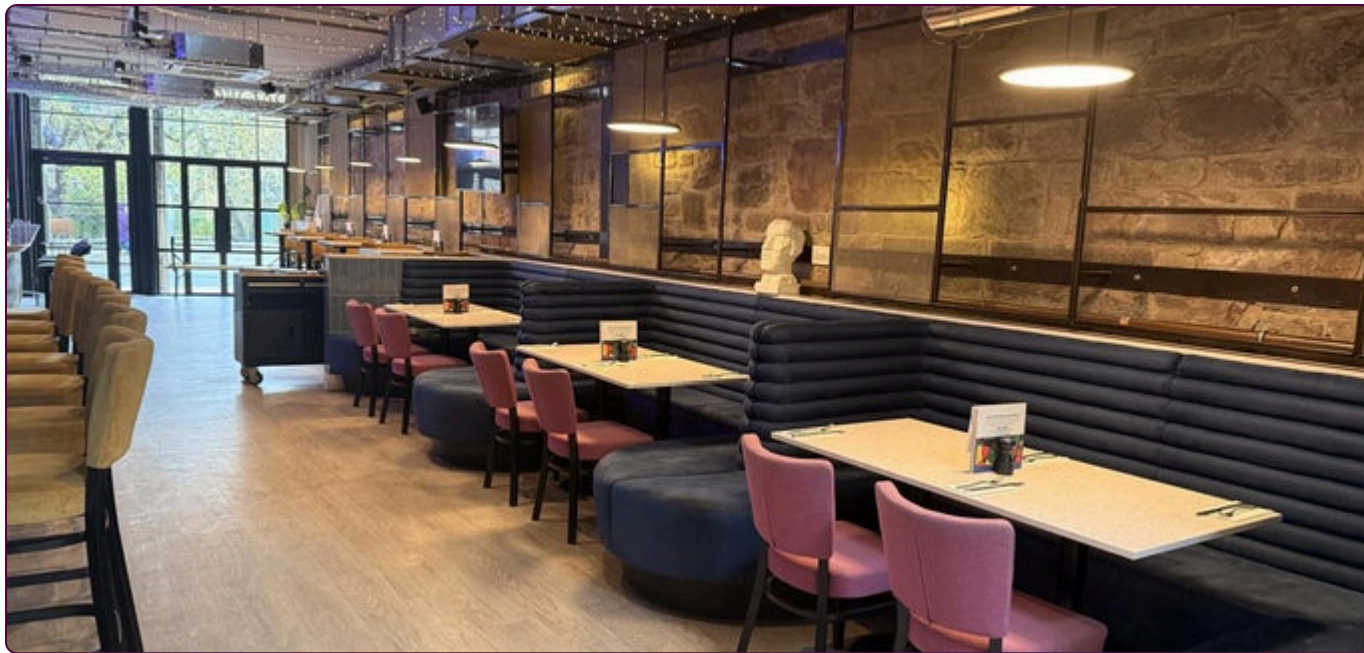
DEVELOPMENT POTENTIAL

Opportunity to develop the existing ATM section of the property that could be used for an outside area or additional trading area.

TENURE

Our client is selling the freehold as a going concern, however the Paolozzi trading name will not be included within the heritable sale.





INTERNAL DETAILS

Paolozzi Restaurant & Bar boasts a modern artistic interior that pays homage to the Father of Pop Art, Eduardo Paolozzi. The space is divided into three main areas, the front bar, the middle restaurant, and the rear extension, each with its own distinct character while maintaining an open yet intimate atmosphere.

The front bar is a striking feature with a sculptural design, brass detailing, and a monochromatic aesthetic that sets the tone for the venue. The middle restaurant area is bright and welcoming featuring geometric booth seating, exposed industrial pipework, and Paolozzi inspired artwork adorning the walls. The rear extension draws guests in with a rooflight and a pizza oven within the exposed kitchen to the rear of the property.

Throughout the restaurant the furniture is bespoke, blending mustard yellow stools, blue corrugated banquettes, pink velvet chairs and white marble-top tables for a stylish yet comfortable setting.

The exposed stone walls add a touch of history, while the black metal-framed structures with gold insets give the space an industrial edge. Even the old bank deposit vaults have been transformed into colourful toilets located on the ground floor.

Staff accommodations are located in the basement along with cellar and stores.

The Mezzanine level has ample storage space and houses a modern plant room.

TRADING HOURS

Current operating hours:

Monday - Closed

Tuesday - Thursday 5.00pm to 10.00pm

Friday - 5.00pm to 11.00pm

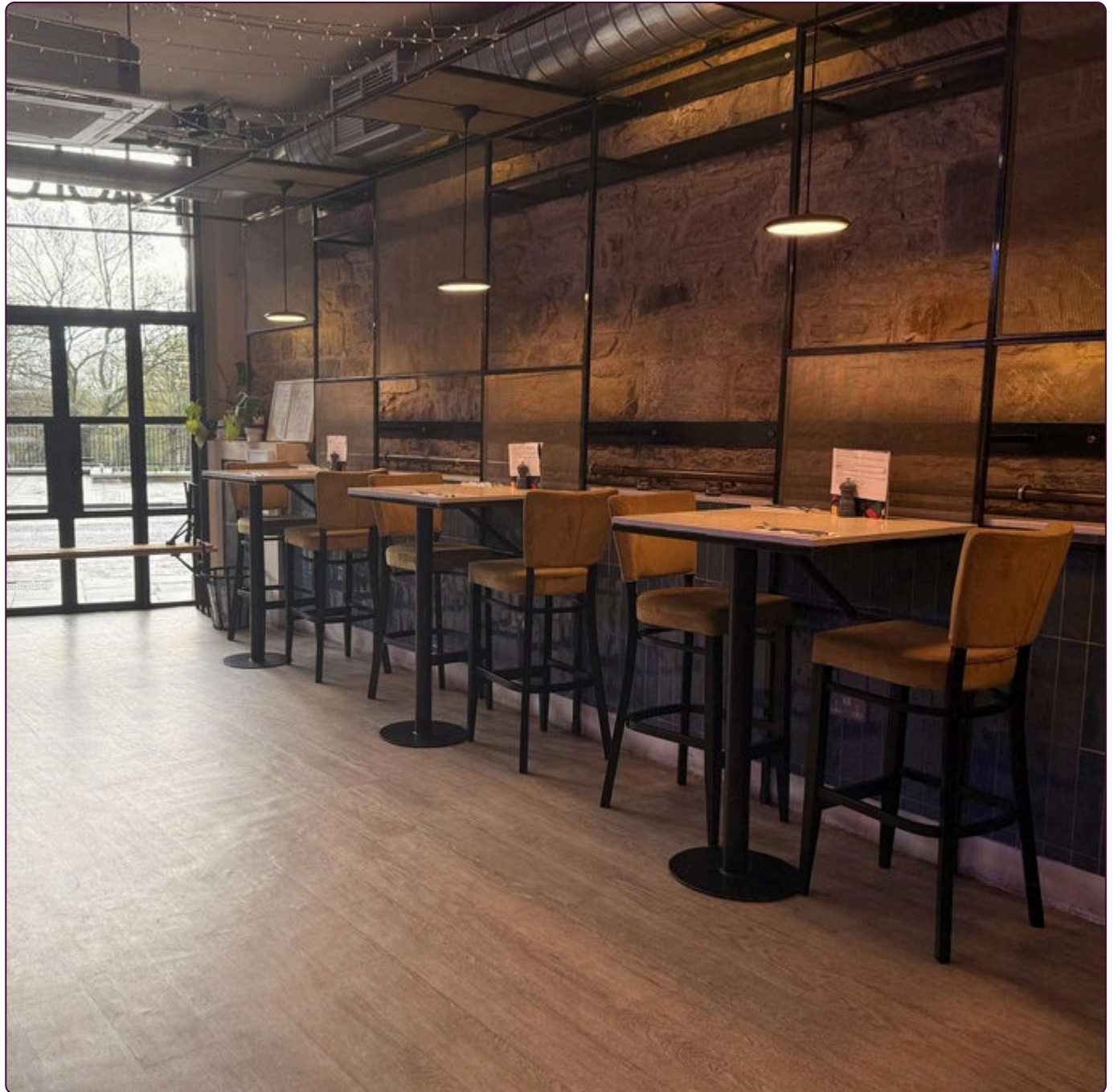
Saturday - 12.00pm to 11.00pm

Sunday - 12.00pm to 10.00pm

FIXTURES & FITTINGS

All fixtures and fittings will be included in the sale.

Any personal belongings owned by the current owners will be removed before the sale.





STAFF

Staff information will be provided to seriously interested parties.

TRADING INFORMATION

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

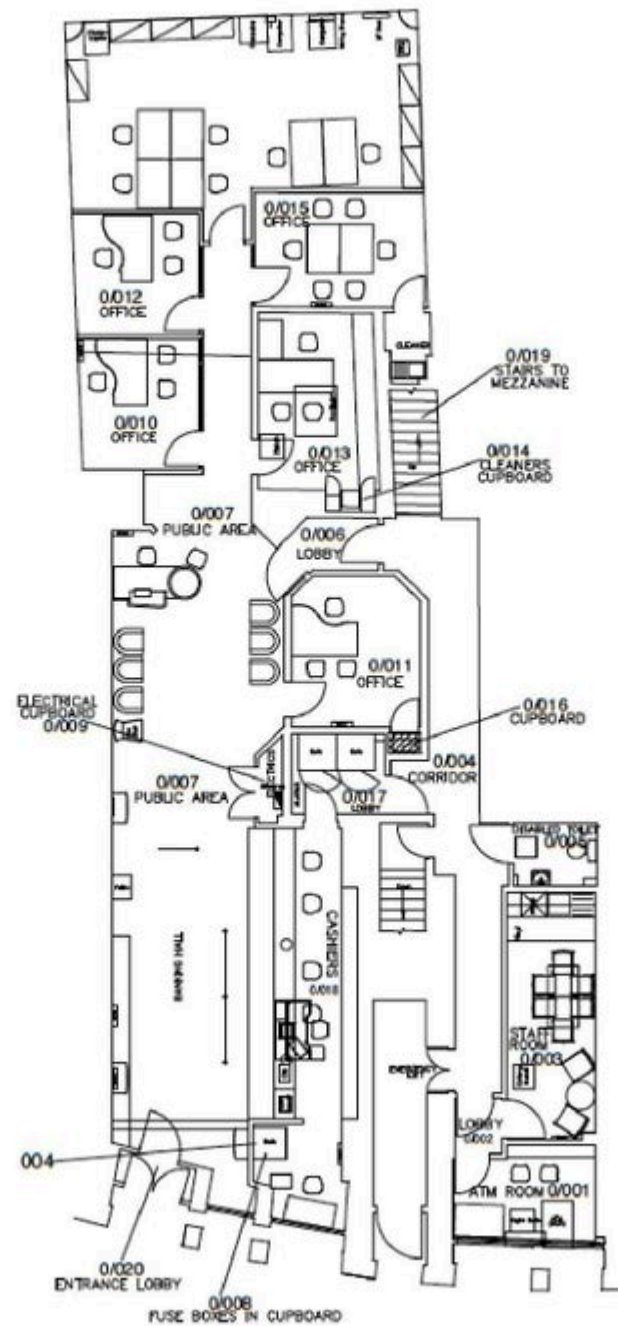
REGULATORY

Premises Licence

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £55,100.

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

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

T: +4477 5455 9534

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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.

