



**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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# MR NICK'S GREEK KITCHEN

OCEAN TERMINAL UNIT 1A, 98 OCEAN DRIVE, EDINBURGH, EH6 6JJ

# OCEAN TERMINAL

Mr Nick's Greek Kitchen is situated in Ocean Terminal which is located in the very heart of Leith only a few minutes walk from the Shore area, which many consider being one of the city's best-served districts and is also the location of the Scottish Government main offices.

There is an exceptionally wide choice of shopping facilities here as well as a number of restaurants, coffee shops, bars and independent retailers.

Ocean Terminal also has further shops which can be found as well as hosting a Vue cinema, 24-hour gym facilities and the iconic Royal Yacht Britannia visitor attraction. Leith has fantastic transport links both in and around the city with a future extension to the tram line planned.

It is also a relatively simple matter to travel beyond Edinburgh with Ferry Road giving swift access to the West and the airport and Seafield Road leading out to the East with access to the city by-pass.



# MR NICK'S GREEK KITCHEN

McEwan Fraser Legal are delighted to be able to present to the market the unique opportunity to acquire Mr Nick's Greek Kitchen located within the Ocean Terminal Shopping Centre in Edinburgh with a fully licensed bar away from the main restaurant. The unit has been fully kitted out to a very high specification and comes complete with all equipment that is necessary to hit the ground running the restaurant also has a separate fire sprinkler system as specified by the centre.

This well-established Greek style bistro was originally set up as an extension of its other branch in Glasgow, however, due to an unforeseen family situation, the current owner is looking for a complete re assignment, having been located in the centre for many years our clients have gained a reputable customer base for excellent food during this time.

Albeit the unit is currently trading as a Greek-style bistro this could very easily be changed to another type of food restaurant or bistro.

A full copy of the lease will be made available to any interested parties following a formal viewing and N.O.I from your solicitor.



RESTAURANT SITTING AREA





Ocean Bar

Ocean Bar

BAR & SEATING AREA

Frankie & Benny's

Frankie & Benny's

STARBUCK

WINDY

ROSS

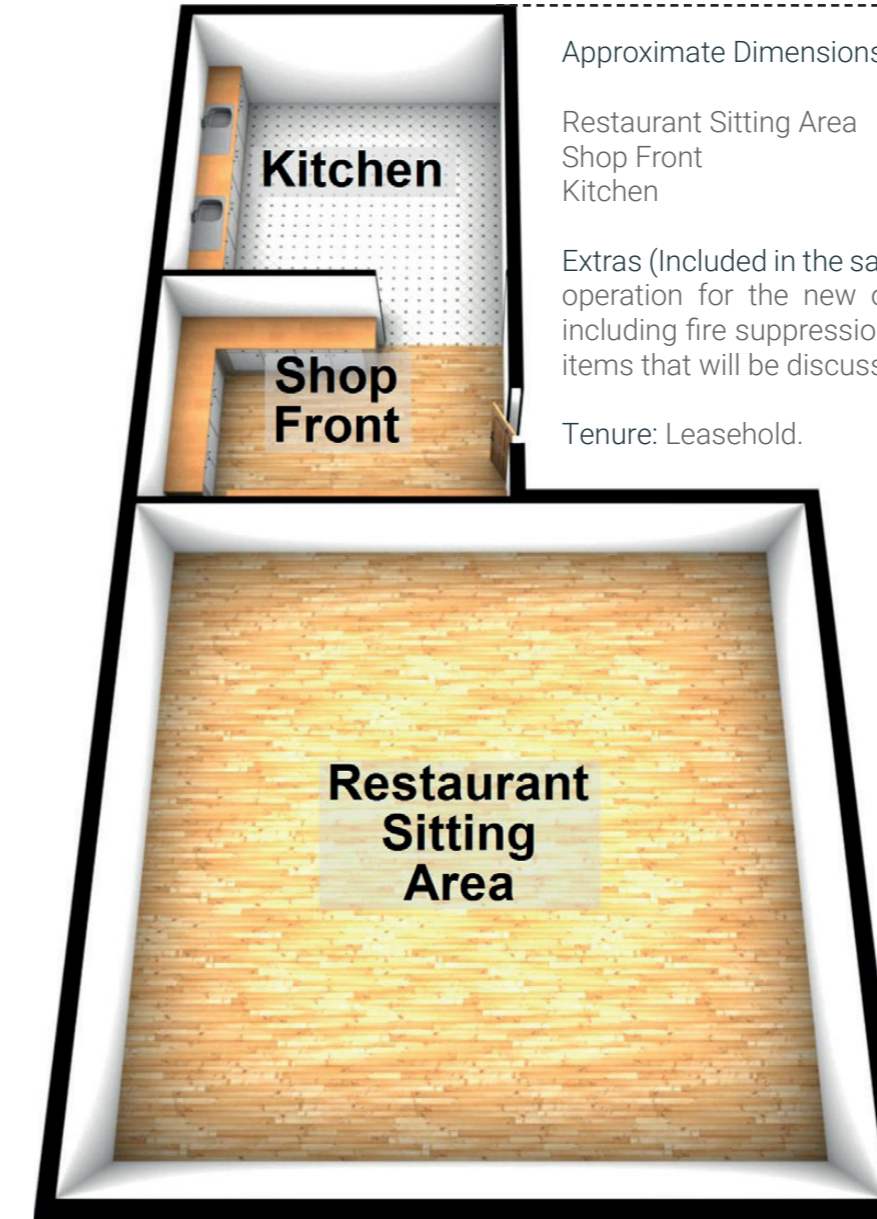
Merch

## BAR & SEATING AREA



# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



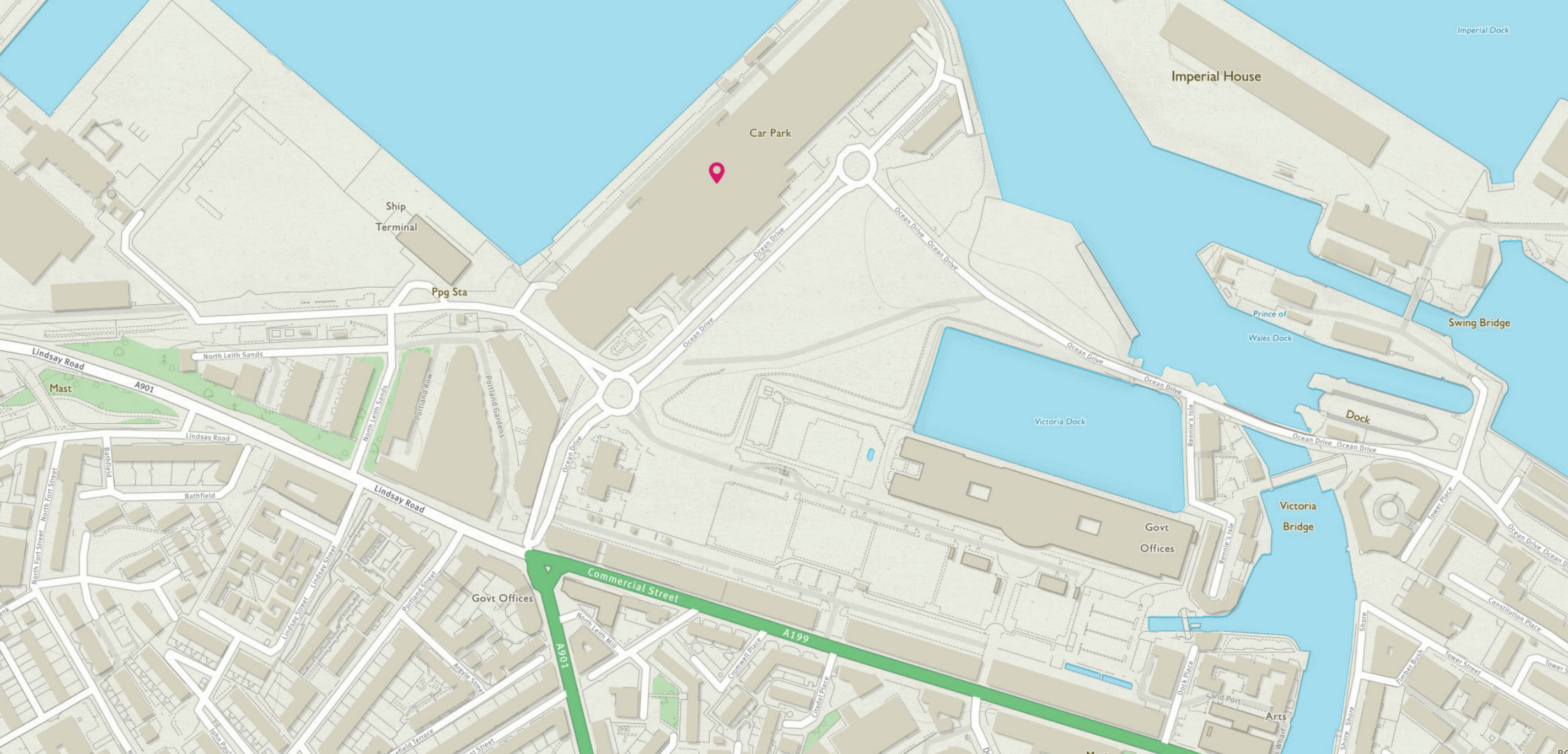
Approximate Dimensions (Taken from the widest point)

Restaurant Sitting Area	8.40m (27'7") x 7.70m (25'3")
Shop Front	4.70m (15'5") x 3.30m (10'10")
Kitchen	4.70m (15'5") x 4.60m (15'1")

Extras (Included in the sale): Presented as a Leasehold turnkey operation for the new owner, complete with all equipment including fire suppression system with the exception of a few items that will be discussed at formal offer.

Tenure: Leasehold.

## BAR & SEATING AREA




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