

# Popular Lunch Stop, Hank's Sandwich Bar, up for Sale

Specialist business property adviser, Christie & Co, has brought to the market Hank's Sandwich Shop, close to the city's busy financial district in Fountainbridge, Edinburgh.

Established seven years ago, Hank's has built up a strong reputation for offering high quality local produce and caters to the busy lunchtime trade during the work week.



'For Sale' – Hank's Sandwich Bar in Fountainbridge.

The shop operates from Monday to Friday and in addition to the counter trade also provides outside catering services to many of the local businesses. This offers a new owner plenty of

scope to grow. The Fountainbridge area is the subject of significant regeneration. In the last two years it has seen the opening of the new Boroughmuir High School and completion of the 228 room Hampton by Hilton hotel.

Work has recently begun on the 'New Fountainbridge' development, which sits directly opposite Hank's, to create a 262 bedroom Moxy Hotel and 60,000 sq ft of office space.

Current owner, Alison Thomson has owned Hank's Sandwich Shop since 2012 and has now decided to sell the business in order to concentrate on other opportunities. She comments, "Hank's has gone from strength to strength since we opened the doors in May 2012.

"The Fountainbridge area has undergone massive transformation and this will continue for some time yet. The new Boroughmuir High School, additional student accommodation and Hampton by Hilton hotel have all been completed in the last two years and the footfall to the shop has grown dramatically in that time. There exists real potential for a new owner to continue this growth in revenue."

Daniel Arrandale, Business Agent at Christie & Co's Edinburgh office is handling the sale and comments, "This well-established sandwich shop presents a fantastic business opportunity in one of Edinburgh's most up and coming city centre locations. Fountainbridge has already seen a significant amount of redevelopment with Boroughmuir High School, Edinburgh Pressmakers, the Hampton by Hilton Hotel, as well as various student accommodation blocks.

"Hank's is already generating good income levels and provides a solid platform for a new owner to take the business forward."

Christie & Co is seeking offers of £45,000 for a new lease.