FOR SALE/MAY LEASE

Well Established Bistro-Bar & Restaurant under Iconic Forth Bridges

CHRISTIE & CO

GRAHAM SIBBALD

The Railbridge Bar & Bistro

4 Newhalls Road, South Queensferry, nr Edinburgh, EH30 9TA

Offers Around £1,750,000 - Freehold

Find out more at **www.g-s.co.uk**

- **Well Established Bistro-Bar & Restaurant under Iconic Forth Bridges**
- **Located in Historic Coastal Town South Queensferry, Close to Edinburgh**
- **Spectacular Views of the 3 Bridges Across the Firth of Forth**
- **One of the Most Scenic Dining Spots; Fantastic Outdoor Seating**
- **Popular with Locals & Visitors; Welcomes Repeat Custom**
- **YE Sept 2025 Turnover c.£1.5m (net)**

INTRODUCTION

The Railbridge Bar & Bistro is located in the historic Coastal Town of South Queensferry, sitting under the iconic Forth Bridges. South Queensferry is a picturesque town located to the west of Edinburgh, known for its cobbled streets and charming, colourful houses. It is readily accessible being a short 25-minute drive from the city centre or easily reached by train or bus from Edinburgh. The Railbridge Bar & Bistro sits on Newhalls Road with spectacular, enviable views of the 3 bridges across the Firth of Forth. This position gives the restaurant one of the most scenic dining spots, attracting residents and visitors alike.

The Railbridge Bar & Bistro is a licensed bar & restaurant arranged over ground and mezzanine/first floor levels. At ground floor, directly at the entrance there is a small retail area with servery, that offers to-go hot drinks and cakes, the restaurant area at this level can accommodate approximately 68 covers. The mezzanine/first floor is accessed internally and provides approximately 54 covers. The internal areas are well-presented and of good quality throughout. Outside, to the front, there is a large terrace providing up to 88 covers.

The availability of The Railbridge Bar & Bistro presents a fantastic opportunity to purchase a well-established and highly regarded business enjoying strong levels of repeat custom and regular footfall. The business has successfully been operated by the current owners for a number of years, the business benefits from a loyal customer base and an excellent local reputation, offering a turnkey opportunity for new ownership.

THE PROPERTY

The subjects comprise licensed restaurant premises arranged over ground and first/mezzanine levels within a detached building of traditional construction. The subjects benefit from various external areas including a beer garden/ seated trading area to the front elevation.

ACCOMMODATION SUMMARY

The Railbridge Bar & Bistro has its main entrance into the restaurant to the front of the building which leads directly into the ground floor trading area, providing access to mezzanine/first floor and service areas. We have summarised the accommodation, very briefly, as follows:-

Public Areas:

- Ground Floor Restaurant/Bar (68)
- First Floor Restaurant area (54)
- Ground floor retail area
- Ladies, Gents & Accessible WCs

Service Areas:

- Ground Floor commercial Kitchen
- Ground Floor WC's
- Ground floor ancillary accommodation
- Staff Room
- Keg Store
- First Floor Store area & plant room

Outside

- External Seating to Front (88)
- Raised Garden to Rear
- Kitchen Bin Store at Rear

TRADE

Accounts for the year ended 30th September 2025 show a turnover of circa £1,500,000 (net).

Accounts will be provided to genuinely interested parties, preferably after viewing of the property.

STAFF

TUPE regulations will be applicable to all staff, if any.

LICENCE
Premises Licence under the Licensing (Scotland) Act 2005.

WEBSITE/RATINGS
https://www.railbridge.co.uk/
TripAdvisor - 4.0 Good
Google Review - 4.4
Open Table - 4.6
TripAdvisor - Travellers' Choice 2025

SERVICES
Mains water, electricity, gas, drainage and superfast fibre broadband.

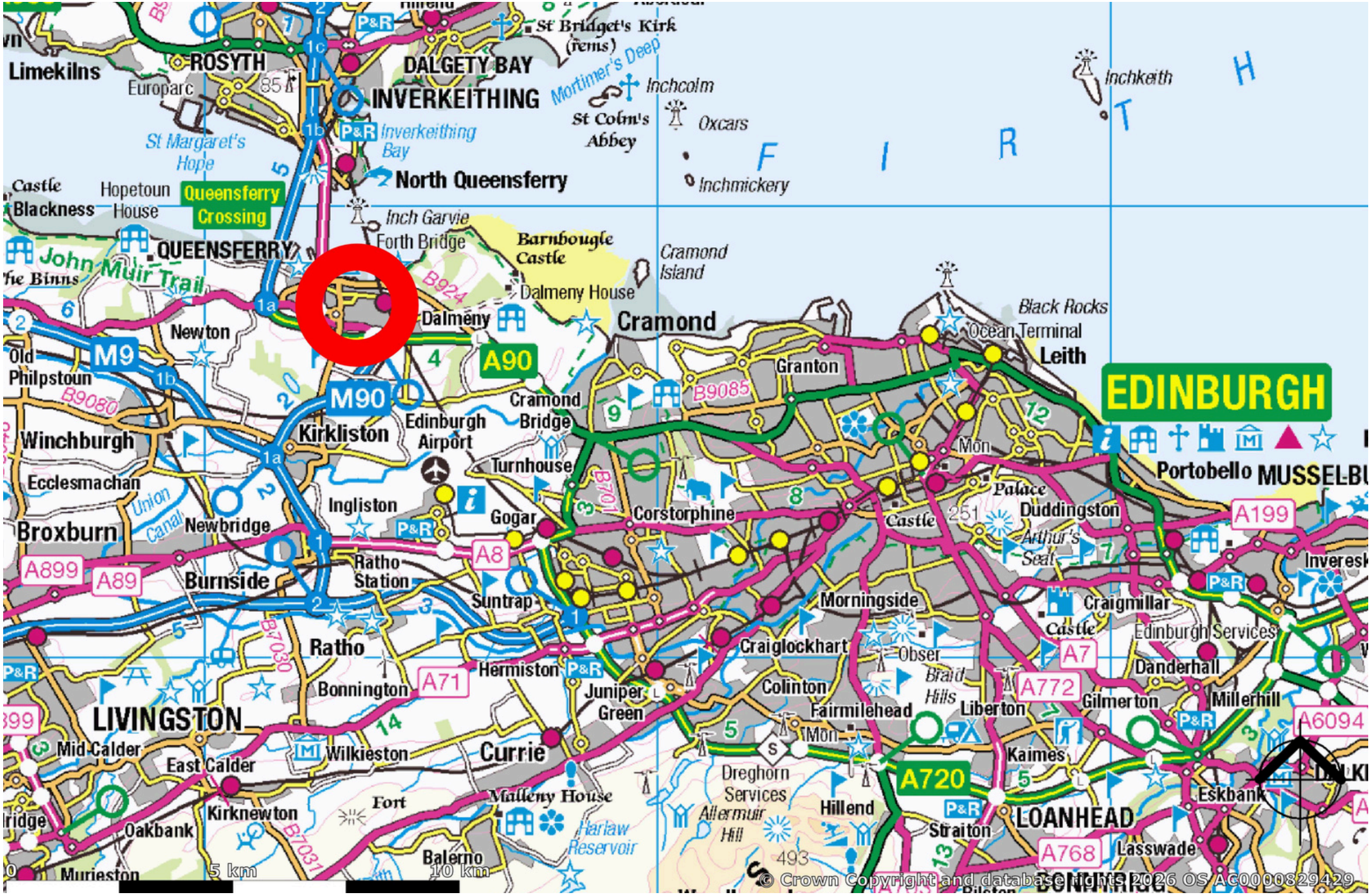
ENERGY PERFORMANCE CERTIFICATE
The Railbridge Bar & Bistro — EPC Rating — G
The EPC is available upon request.

RATEABLE VALUE
The Railbridge Bar & Bistro
Rateable Value - £109,250 (1st April 2026)

TENURE
Heritable (Freehold) / Outright Ownership

EXCLUSIONS
Personal effects of the vendors. Standard industry items held under lease or lease purchase arrangements.

FINANCE/BUSINESS MORTGAGES
Graham + Sibbald & Christie & Co are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.



Limekilns
ROSYTH
Europarc
DALGETY BAY
INVERKEITHING
St Bridget's Kirk (rems)
Mortimer's Deep
Inchcolm
St Colm's Abbey
Oxcars
Inchkeith
Inverkeithing Bay
St Margaret's Hope
North Queensferry
Inchmickery
Castle Blackness
Hopetoun House
Queensferry Crossing
Inch Garvie
Forth Bridge
Barnbougle Castle
Cramond Island
QUEENSFERRY
John Muir Trail
Dalmeny House
Dalmeny
Cramond
Black Rocks
Ocean Terminal
Leith
Newton
Old Philpstoun
M9
A90
Granton
EDINBURGH
M90
Cramond Bridge
Winchburgh
Kirkliston
Edinburgh Airport
Turnhouse
Portobello
MUSSELBU
Ecclesmachan
Union Canal
Ingliston
Gogar
Corstorphine
Palace
Duddingston
Broxburn
Newbridge
Castle
Arthur's Seat
A199
A899
A89
Burnside
Ratho Station
A8
Suntrap
Morningside
Craigmillar
Inveresk
Ratho
Craiglockhart
Edinburgh Services
Obser
Braid Hills
A7
Danderhall
Hermiston
Bonnington
A71
Juniper Green
Colinton
A772
Gilmerton
Millerhill
LIVINGSTON
Fairmilehead
Liberton
A6094
Mid Calder
Wilkieston
Currie
Kaimes
East Calder
Dreghorn Services
A720
Eskbank
Kirknewton
Fort
Malleny House
Hillend
Oakbank
Harlaw Reservoir
Allermuir Hill
Straiton
LOANHEAD
Balerno
A768
Lasswade
Murieston
5 km
10 km
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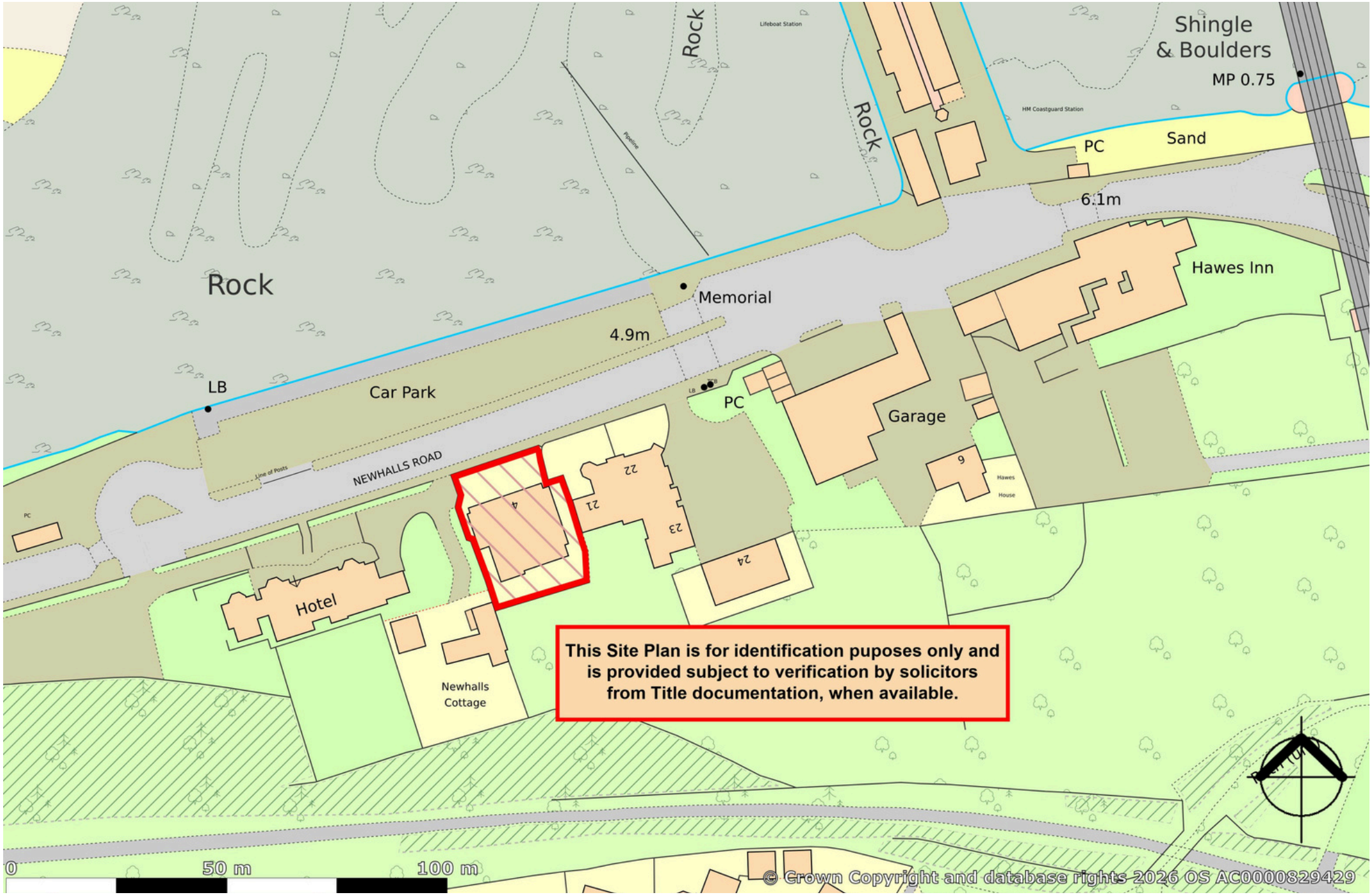
Rock
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Lifeboat Station
Pipeline
Shingle
& Boulders
MP 0.75
HM Coastguard Station
PC
Sand
6.1m
Hawes Inn
Memorial
4.9m
LB
Car Park
PC
Garage
NEWHALLS ROAD
Line of Posts
9
Hawes
House
22
21
23
24
4
Hotel
Newhalls
Cottage
This Site Plan is for identification puposes only and is provided subject to verification by solicitors from Title documentation, when available.
0
50 m
100 m
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PRICE

Offers Over £1,750,000 are invited for the heritable (freehold) interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry.

LEASE OPTION

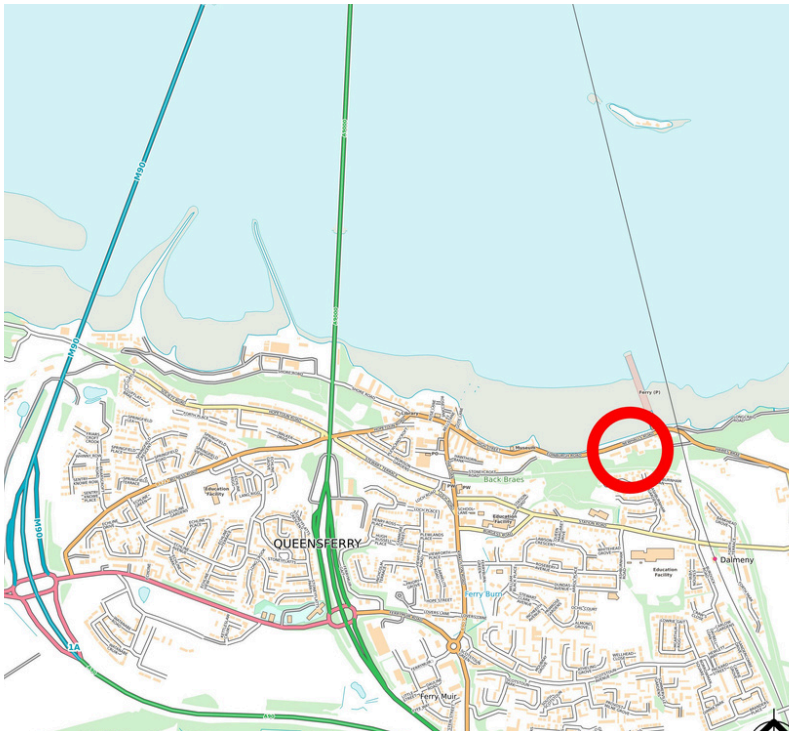
The rent and premium are available on application. The premium will include the leasehold interest in the property, the trade fixtures, fittings and equipment, together with the goodwill of the business, which is to be sold complete as a going concern. Stock in trade to be purchased at an additional price at valuation on the date of entry. The terms of the lease are subject to negotiation.

VIEWING ARRANGEMENTS

Strictly by appointment only to be made through the joint agents Graham + Sibbald or Christie & Co. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the joint sole selling agents at the address below:-



To arrange a viewing please contact:

Graham + Sibbald
40 Torphichen Street
Edinburgh
EH3 8JB

Christie & Co
18 George Street
Edinburgh
EH2 2PF

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07836 341 710

KATIE TAIT
Associate
Hotel + Leisure
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SIMON WATSON
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Hospitality
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07754 559 534

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

Date published: **June 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.