



Popular Morningside Coffee Shop Ref. 2672
26 Morningside Road, Edinburgh, EH10 4DA

This is a superb opportunity to acquire a popular coffee shop with a loyal regular clientele and good passing trade in the centre of the affluent Morningside area of Edinburgh.

A well established business, beautifully fitted and equipped with seating for 32 customers in a spacious 112m² (1,195sqft) unit extending over the ground and lower ground levels.

Business, leasehold interest, fixtures & fittings for sale at offers over £69,000 plus stock.

VIEWING IS HIGHLY RECOMMENDED

However it is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

THE BUSINESS SALES AGENCY

Popular Morningside Coffee Shop

26 Morningside Road, Edinburgh, EH10 4DA

Ref. 2672

Type of business:

This is an excellent opportunity to acquire this popular coffee shop with a loyal local following in the affluent Morningside area of Edinburgh.

Beautiful chic décor gives this café a warm and inviting feel, making customers feel relaxed while enjoying its homemade food, coffee and treats.

Customers also enjoy the benefit of dual aspect views, one to Morningside Road and the other to the beautiful, mature and well maintained back garden.

The café is next to the local Post Office and very much part of the local community.

It has received excellent reviews, good social media following and a 5 star rating on Tripadvisor. This coffee shop has further potential for growth through delivery, outside catering, private functions, extending opening hours and licensing the premises.

Staff:

The café is family run and is easy to operate. It is ideally suited to an owner manager or couple.

Financial information:

Sales are growing and currently average £2,000 per week. The sale price includes all equipment, fixtures and fittings.

Further financial information can be made available to serious interested parties after viewing.

Opening hours:

10am – 5pm Monday - Friday

9.30am - 5pm Saturday

Premises:

On Morningside Road close to the Dominion Cinema in an upmarket high footfall retail area this is a bright and spacious unit with picture windows both front and rear and space for 32 covers. The café has restricted class 3 hot food consent.

The unit extends to 53m² (560sqft) on the ground level with an additional 59m² (635sqft) of prep, storage and office space together with toilets on the lower level which also has windows to the rear.

Tenure:

Leasehold. Rent £11,000 per annum. Current lease runs until 2025 with 3 yearly rent reviews.

Rateable value £17,400.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

