



Popular Morningside Cafe

Ref. 2573

26 Morningside Road, Edinburgh, EH10 4DA

This is a superb opportunity to acquire this popular organic café in the centre of the affluent Morningside area of Edinburgh

A well established café and shop, it is beautifully fitted and equipped with seating for 32 customers

This spacious 112m² (1,195sqft) unit extends over the ground and lower ground levels

Its loyal regular clientele and good passing trade are producing a growing turnover of over £100,000 per year

Business, leasehold interest and fixtures & fittings for sale at offers over £59,000 plus stock at valuation

VIEWINGS

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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Type of business:

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

Beautiful vintage chic décor gives this café a warm and inviting feel, making customers feel relaxed while enjoying its organic 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.

Very much part of the local community, with excellent reviews, good social media following and No.1 on Happy Cow, this café has further potential for growth through delivery, outside catering, weekly markets, private functions, extending opening hours and licensing the café. The organic shop is also an area that could be expanded.

Staff:

The café is run fully managed with 2 full-time and 3 part-time staff. This business is easy to operate and is ideally suited to an owner manager or couple.

Financial information:

Sales are growing consistently and are over £100,000 per year. 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–4pm Sun - Thurs, 9.30am–4.30pm Fri & Sat.

Premises:

On Morningside Road close to the Dominion Cinema in an upmarket high footfall retail area this café 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 £10,000 per annum. Current lease runs until 2025 with 3 yearly rent reviews.

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.

