



## Cuneo's Café & Takeaway

Ref. 2568

4 Woodburn Avenue, Dalkeith, Midlothian, EH22 2BP

This is an ideal opportunity to acquire a profitable café and takeaway in the heart of the shopping area of Woodburn in Dalkeith to the south of Edinburgh

Bright and spacious, this sit-in and takeaway café has seating for 17 customers and full class 3 hot food consent

Annual sales of £60,000 and very low overheads

Rent £5,800 per annum and no rates payable

Business, leasehold interest, fixtures and fittings for sale at offers over £35,000 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 profitable café is in beautifully decorative order throughout and represents an excellent opportunity to acquire a successful business with low overheads in the heart of the Woodburn area of Dalkeith on the outskirts of Edinburgh.

Dalkeith sits on the River Esk, and it is a popular commuter town of just over 12,000 inhabitants, and is only 5 minutes from the Edinburgh Bypass.

The premises are bright, spacious and well utilized with seating for 17 customers with full class 3 hot food consent. The shop is ideally suited to its current use and could also be used as a base for an outside catering operation.

**Opening hours:**

7:30am – 3pm Monday to Friday.  
9am – 2pm Saturday.

**Staff:**

The business is run by the two owners with 1 part-time member of staff. It is an easily managed business that would suit an owner manager or couple.

**Tenure:**

Leasehold. Rent £5,800 per annum. The current lease expires in December 2027. Ratable value £4,200. The premises qualify for 100% small business rates relief so no rates are payable.

**Premises:**

The cafe is situated on Woodburn Avenue not far from the A7 and is easily accessible from the Edinburgh Bypass. As part of a parade of similar units the shop is bright and spacious extending to 49m<sup>2</sup> (527sqft) with front seating and serving area, kitchen and staff toilet. Free on street parking.

**Financial Information:**

With annual sales of £60,000 and low overheads this is a consistently profitable business with further scope for growth. All equipment, fixtures and fittings are owned outright and are included in the sale price. Further financial information is available to serious interested parties after viewing.

**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.

