



Freehold Café with Full Class 3 Consent Ref. 2587
67 Clerk Street, Loanhead, Midlothian, EH20 9RE

This is an ideal opportunity to acquire a well equipped freehold café and takeaway on the main street in Loanhead to the south of Edinburgh.

Bright sit-in and takeaway café with seating for 12 customers and full class 3 hot food consent.

Perfectly situated for daytime café trade and has potential, subject to consent, to be evening takeaway and delivery business.

Rateable value only £5,400. Qualifies for 100% small business rates relief so no rates are payable.

Freehold property, equipment, fixtures and fittings for sale at offers over £85,000.

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 a superb opportunity to acquire this well equipped freehold café with full class 3 hot food consent.

In good decorative order throughout with stainless steel sheeted walls to the kitchen and serving area this unit is ideally suited to a wide range of catering businesses.

Currently trading as a day time café and allowed to sell hot food from 7am - 5.30pm but would equally suit an evening takeaway, subject to consent for later opening, and, being close to the Edinburgh bypass, is in an ideal area for a delivery service or as a base for an outside catering operation.

Its bright front seating and serving area has room for 12 covers. To the rear is a toilet, spacious commercial kitchen, utility room and store room.

Tenure:

Freehold. Ratable value £5,400. The premises qualify for 100% small business rates relief so no rates are payable.

Premises:

The premises are situated on Clerk Street, which is one of the two main road in Loanhead, close to its junction with High Street.

Loanhead is a popular town on the outskirts of Edinburgh and has a population of around 6,500.

Loanhead is just off the A701 and the Edinburgh Bypass making it a popular resident area more affordable than Edinburgh city.

The property extends to approximately 49m² (527sqft) and benefits from a recently fitted modern double glazed shop front.

The shop has ample unrestricted on street parking.

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.

