



Skylark Cafe

Ref. 2603

42 Hamilton Place, Edinburgh, EH3 5AX

A superb Stockbridge café with rare outside seating to rear.

Ideal owner managed business with excellent repeat custom.

**Business, leasehold interest, fixtures & fittings for sale
at offers over £49,000 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.

THE BUSINESS SALES AGENCY

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Type of business:

This is an excellent opportunity to acquire a bright popular café with rare outside seating to the rear in a prime high foot fall location in the affluent Stockbridge area of Edinburgh.

With restricted class 3 hot food consent this café and coffee shop offers a range of healthy light meals and artisan baking together with a range of fresh coffee and teas.

The café has a bright seating area to the front together with a large rear room often let for childrens' groups and which provides an additional seating area. To the rear of the property is a nice patio area with outdoor seating for up to 16 covers.

Financial information:

The sale price includes all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

Opening hours:

9am - 5pm Monday - Friday
10am - 5pm Saturday
11.30am - 4pm Sunday

Premises:

The premises are a bright highly visible single fronted unit located on Hamilton Place close to its junction with Raeburn Place in the heart of the Stockbridge area of Edinburgh.

Extending to 69m² (729sqft) the unit comprises a bright front shop with servery and seating, toilet, large rear seating area together with additional outside seating to the rear.

Tenure:

Leasehold. Rent £14,200 per annum. Current lease runs until 2022. Rateable value £17,100.

Staffing:

The business is run with a mixture of full and part time staff.

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.

