



**Brown Sugar Cafe**

**Ref: 2561**

**12 Canongate, Jedburgh, The Borders, TD8 6AJ**

**Well established, spacious, high quality, freehold café with full class 3 hot food consent in a highly visible location in the popular Borders town of Jedburgh**

**Established for over 40 years, this profitable cafe has loyal clientele and excellent passing trade and would be an ideal base for a local hot food delivery business**

**Current annual sales around £130,000 with low overheads**

**Rateable value only £7,400 so benefits from 100% rates relief**

**Freehold property, business, equipment, fixtures & fittings for sale at offers over £99,000 plus stock at valuation**

**VIEWING IS HIGHLY RECOMMENDED**

**However 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.**

**0333 6000 888**

**[www.businesssalesagency.com](http://www.businesssalesagency.com)**

**The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ**

## Brown Sugar Cafe

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### Type of business:

This is a well established freehold café with full class 3 hot food consent and a large fully equipped kitchen. It has space for over 32 covers inside together with another 4 outside.

It is in a highly visible town centre main road location close the main visitor car park in Jedburgh.

The town has a population of over 4,000 and is also a popular tourist destination with a long history dating back to its 12th century Abbey, Castle and Jail which are all visitor attractions together with Mary Queens of Scots House dating from 1556 and now an Exhibition Centre.

Excellent repeat local custom and significant passing tourist trade make this a consistently profitable business. This is an easily managed business and would suit an owner manager or a couple.

### Financial information:

Annual sales are currently £130,000. The sale price includes the freehold property, all equipment, fixtures and fittings.

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

### Opening hours:

10.30am - 3pm Monday - Saturday.

### Premises:

The property is located in the town centre on the Canongate between the A68 main road through Jedburgh and the High Street.

The shop is a bright spacious mainly open plan unit with spacious kitchen to the rear together with ladies and gents toilets and various stores. With full Class 3 hot food consent it extends to 117m<sup>2</sup> (1,236sqft).

### Tenure:

Freehold. Rateable value only £7,400 so benefits from 100% rates relief.

### Staffing:

The owner with one full-time and 3 part-time employees.

**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.

