



**Profitable Upmarket Coffee Shop**  
**New Town, Edinburgh**      **Ref. 2695**

**This is a superb opportunity to acquire a profitable upmarket licensed coffee shop in the heart of Edinburgh's New Town.**

**Surrounded by hotels, offices and in a densely populated affluent residential area this business has a loyal regular clientele combined with excellent tourist and office trade.**

**With 5 star reviews, it is beautifully fitted and equipped with seating for 26 customers inside and a further 10 outside.**

**Business, leasehold interest, fixtures & fittings for sale at offers over £75,000 plus stock.**

**VIEWING IS HIGHLY RECOMMENDED**

**However it 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.**

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

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**

**Profitable Upmarket Coffee Shop**  
**New Town, Edinburgh**  
**Ref. 2695**

**Type of business:**

This is an excellent opportunity to acquire this profitable upmarket coffee shop with a loyal local following in the affluent New Town area of Edinburgh.

This coffee shop does a thriving business not only with coffee but breakfast and lunch as well and has become a weekend brunch destination.

Recently fitted out to a high standard this café has a warm and inviting feel, making it attractive to both sit-in and takeaway customers.

It has excellent reviews being rated 5 stars by each of Tripadvisor, Facebook and Google.

This coffee shop has significant potential for further growth through delivery, outside catering, private functions and extended opening hours.

The premises are licenced to sell alcohol but the current owners have not fully developed this side of the business.

**Staff:**

This coffee shop is run by the two owners working part-time with one full-time and 2 part-time staff. It is ideally suited to an owner manager or couple.

**Financial information:**

Weekly sales currently range from £5,000 to £7,000 depending on the time of 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:**

8am - 3pm Monday - Friday, 9am - 4pm Saturday and Sunday. Allowed to stay open until 9pm.

**Premises:**

In a superb listed building this 48m<sup>2</sup> (507sqft) recently fully modernised unit benefits from 3 large picture windows onto the street in the popular New Town area of Edinburgh.

The serving and seating area are open plan. There is also a disabled access toilet and store room.

**Tenure:**

Leasehold. Rent £15,000 per annum. Current lease runs until December 2028 with a rent review in 2023. Rateable value £17,900.

**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.

