



Superb Upmarket Edinburgh Coffee Shop

9 Brandon Terrace, Edinburgh, EH3 5EA Ref. 2710

This is a rare opportunity to acquire an upmarket coffee shop with full Class 3 hot food consent in a prime location in the Canonmills area of Edinburgh.

Weekly net sales average £4,000.

28 cover sit-in capacity plus outside seating for 6.

Spacious 113m² (1,193sqft) leasehold premises.

Prime site with loyal repeat customer base.

Business, leasehold interest, fixtures & fittings for sale at offers over £59,000 plus stock at valuation.

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

THE BUSINESS SALES AGENCY

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Type of business:

This well established coffee shop is in a highly visible location in the popular Canonmills area of Edinburgh.

This spacious café extends over the ground and lower ground levels of this property with 28 covers inside on the ground floor, 6 seats outside and ample space downstairs for further seating if required.

With full class 3 hot food consent and a large commercial kitchen this business would suit a wide range of hospitality and catering operations.

The business has a loyal customer base and excellent passing trade. Sales are roughly 70% sit-in and 30% takeaway.

Financial information:

Net sales average £4,000 per week. The sale price includes all equipment, fixtures and fittings. Stock at cost is normally around £2,000.

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

Premises:

These spacious premises are located on the south side of Brandon Terrace close to its junction with Inverleith Row.

This is a popular, densely populated residential and office area providing a high footfall of customers for the business.

The 113m² (1,193sqft) unit has 76m² on the ground floor and a further 37m² of useful space on the lower ground floor. There is a full commercial kitchen on the ground floor and both ladies and gents toilets on the lower ground floor. There is metered on-street parking outside the cafe.

Tenure:

Leasehold. Rent £1,300 per month. Current lease runs until 2032. Rateable value £18,100.

Staffing:

This is an ideal owner managed business. The current two owners work in it part-time and staff it with 2 full-time and 4 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.

