

# Highly Successful Coffee Shop

East Lothian

Ref. 2722

THE  
BUSINESS SALES  
AGENCY

**This is a rare opportunity to acquire a highly successful coffee shop in an affluent area of East Lothian.**

**In a prime High Street location this profitable business is only offered for sale due to the current owners wish to retire.**

**Annual turnover circa £280,000 with excellent gross profit margins.**

**The premises are a highly visible spacious unit with space for over 60 covers located in an area that makes it popular with both locals and tourists alike.**

**Leasehold. Rent £15,000 per annum. New 10 year lease available.**

**The sale price includes all equipment, fixtures and fittings.**

**Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £174,995 plus stock at valuation.**

**Freehold property available by separate negotiation at offers over £150,000.**

## ENQUIRIES

**If this opportunity is of interest to you please contact Alan Kinghorn at The Business Sales Agency on 0333 6000 888 or by email at [kinghorn@businesssalesagency.com](mailto:kinghorn@businesssalesagency.com)**

**0333 6000 888**

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