



Graze Coffee & Chocolate Shop

65 High St, Dunbar, East Lothian, EH42 1EW Ref. 2722

This is a rare opportunity to acquire this highly successful coffee shop in the affluent seaside town of Dunbar.

In a prime High Street location with seating inside and an outside private courtyard this profitable business is only offered for sale due to the current owners wish to retire.

High turnover with excellent gross profit margins.

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.

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.

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

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Ref. 2722

Type of business:

This is a rare opportunity to acquire this popular, well established and highly successful coffee shop that has been under the same ownership for the last 16 years.

It has a prime, highly visible High Street location in the heart of Dunbar which combined with its deceptively spacious interior and beautiful sunny outdoor courtyard make it an attractive destination for both locals and tourists alike.

It benefits for 44 covers inside and a further 22 outside in the courtyard.

Dunbar is a picturesque town on the coast of East Lothian about 30 miles east of Edinburgh. It has a population of around 10,000 inhabitants.

Steeped in history, it is renowned for its high sunshine record, rugged coastline and attractive countryside making it a popular destination for tourists.

Financial information:

High turnover with excellent gross profit margins.

The sale price includes all equipment, fixtures and fittings.

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

Staff:

The two owners run the business with a mixture of full-time and part-time staff.

Opening hours:

9am - 4pm Wednesday - Sunday.
Closed Monday & Tuesday though no restrictions to prevent 7 day opening or extended hours.

Premises:

The premises are a highly visible High Street unit extending inside to 91m² with the benefit of a sunny self contained courtyard.

The unit comprises a front retail area, two spacious indoor seating areas, kitchen, dishwashing room, ladies and gents toilets together with the outside courtyard.

Tenure:

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

Option to purchase the freehold property by separate negotiation at offers over £150,000.

Rateable value only £9,000 so no rates are payable.





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.