



FIVE DEGREES CAFÉ, 39 BARCLAY PLACE, EDINBURGH, EH10 4HW
GUIDE PRICE— £19,500 Leasehold

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- ♦ Excellent neighbourhood Café/Coffee Shop
- ♦ Popular & sought after trading area
- ♦ Prominent trading location
- ♦ Superbly fitted interior
- ♦ Class 1 permitted
- ♦ Ideal husband & wife/partnership business
- ♦ Currently trades 7 days per week

SITUATION

Five Degrees enjoys a very popular and prominent trading location on Barclay Terrace close to Bruntsfield, Morningside, Marchmont and Tollcross. This is a very popular trading area situated equi-distance between the start of Bruntsfield and Tollcross/Lothian Road. This area of Bruntsfield is known for high quality restaurants and cafes including The Apartment, Blackbird, Thai Lemongrass as well as being close to some new arrivals on the Edinburgh scene including The Black Ivy on Bruntsfield Links.

Barclay Terrace is one of the main roads leading out of Edinburgh city centre heading south out the city and as a consequence attracts a lot of footfall.

The area around the business is made up predominantly from retail shops as well as being home to students and young professionals whilst also being close to the very well regarded residential neighbourhoods of Bruntsfield, Marchmont and Morningside.

THE PROPERTY

The property occupies the ground floor of a Victorian style tenement.

INTERNAL DETAILS

The café is exceptionally well fitted with bespoke and imaginative décor. Altogether, the premises can seat 14 covers. 6 of the covers are grouped around the bench seating by the window and 8 of the covers are located to the rear of the business in a beautifully presented space arranged around feature tables and chairs and two relaxing feature armchairs.

The premises were fully upgraded by our clients when the business opened last year and are offered in truly walk-in condition. The main counter area is to the centre of the shop and is well fitted to include display chilled fridge, two under counter fridges, dishwasher, soup urn, coffee grinder, coffee machine and separate wash hand basin and preparation area.

SERVICE AREAS

Service areas include unisex w/c facilities.

CLASS USAGE

We are advised that the business benefits from class 1 retail consent. This allows for reheating of food.

GROSS INTERNAL AREA

The GIA according to the Scottish Assessor's website is 37.10 metres squared.

RATEABLE VALUE

According to the Scottish Assessor's website the rateable value of the premises is £6,000. This reflects that the business is exempt from paying rates.

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THE BUSINESS

The business has been in our clients' hands since 2016 during which time the whole property has been completely renovated and refurbished to today's impressive standard.

Our client trades 7 days a week opening generally from 9.30am to 4.30pm.

The business is run by our client with the assistance of one part-time member of staff at the weekend. It is strongly felt that the business would suit a hands-on owner or couple/partnership team as well as small assistance of part-time members of staff.

At present, our clients offer a full brunch breakfast and lunch trade specialising in a variety of tasty offerings including sandwiches, hot food, soups etc. Our clients also specialise in bubble tea and have gained a following in the local area for this. In addition, the business is also exceptionally dog friendly as a meeting place for many dog owners enjoying a stroll around this part of Edinburgh and the Meadows area.

It should also be noted that the business would suit a variety of different cuisine styles/accents on the business.

TRADING FIGURES

For information on the trading figures of this business [click here](#)

TENURE

This is an assignation of a current 5 year lease which began in 2016. The annual rent is £8,500 per annum. The lease will be distributed to seriously interested parties only after formal viewing.

SERVICES

We are advised that all mains services are connected.

PRICE

A guide price of **£19,500** for the business goodwill, fixtures & fittings and assignation of lease.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

BUSINESS PURCHASE FINANCE

Explore funding options— [click here](#)

Cornerstone Business Agents
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Phone 0131 445 7222 | Fax 0131 445 4300
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IMPORTANT NOTES RE. THIS BUSINESS

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.