



CORNERSTONE
■ ■ ■ ■ Business Agents

WAYOO, 39 ARGYLL PLACE, EDINBURGH, EH9 1JT

GUIDE PRICE—£19,500 Leasehold (rent £15,396 p.a.)

REF. 999

Charming Café/Takeaway located in the heart of Marchmont, close to the Meadows Public Park

- Currently closed
- Attractive and well run café/takeaway
- Café use for over 10 years
- Situated in popular student area
- Short stroll to Bruntsfield Links/Meadows
- Scope to develop existing trade
- Good quality fixtures & fittings throughout
- Large basement area

SITUATION

This well presented business is located on Argyll Place in the heart of the very popular residential and commercial Edinburgh suburb of Marchmont. Although only a mile or so from Edinburgh's bustling city centre, this area benefits from the open green spaces of Bruntsfield Links and the Meadows which are only a few minutes' stroll away and indeed the café is located directly opposite Middle Meadow Walk.

The business is surrounded by residential properties although there is a good and wide selection of complimentary commercial businesses in the vicinity.

This area is popular with students whilst also benefiting from an influx of visitors during the summer months when the surrounding open spaces are at their busiest, especially during the Edinburgh Festival where many events take place on and around the Meadows.

Scotland's capital, Edinburgh, continues to be the most visited city in the country with tourists from all over the world flocking to the city all year round by road, rail and air.

THE PROPERTY

The business occupies the ground floor and basement of a terraced property alongside other commercial businesses and offices with residential accommodation above. The café frontage is predominantly glazed with tasteful exterior décor. Car parking is available in the surrounding areas.

INTERNAL DETAILS

Internally, Wayoo has a wonderful bright, modern and spacious feel on entry. Bright white painted walls and ceiling with classic cornice ensures this bright appearance along with the natural light given through the two large display windows.

There is bench seating around the perimeter on the left hand side on entering along with a selection of wooden tables and chairs allowing seating for approximately 24 covers.

The service counter is positioned towards the right hand side which is predominantly wood built with a centrally positioned glazed refrigerated display cabinet. Behind the counter are the necessary fixtures and fittings to operate a business of this kind such as coffee machine and grinder, soup pots, dishwasher, sink and menu board on the wall behind. Alongside the service counter is an upright refrigerated juice fridge.

ANCILLARY AREAS

The basement accommodates a preparation kitchen, bin store, dry storage and ladies & gents w/c.

THE BUSINESS

Our client created this business around a year or so ago offering a comprehensive juice menu along with a selection of vegan and vegetarian breakfasts, lunches and treats. It has reluctantly been placed on the market to allow the owner to return south to concentrate on the juicery side of the business in her home county of Lincolnshire.

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The space lends itself to a number of concepts and has already built up a fine reputation for its vegan and vegetarian offerings along with coffees, teas, smoothies, soft drinks and cakes. Due to its location, a well run business can quickly build up a local and loyal clientele along with benefiting from the heavy footfall in the surrounding areas.

Please note the business name will not be transferred on sale.

OPENING HOURS

Currently CLOSED. Previous trading hours - 9.00am to 5.00pm Wednesday to Monday. Closed on Tuesday.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and will be included in the sale with the exception of some personal items.

TENURE

The lease expires in August 2026. The monthly rent is £1,283.

STAFF

The business is currently run by the owner along with two part-time members of staff.

SERVICES

We are advised that all mains services are connected.

PRICE

The asking price is £19,500 to represent the leasehold interest in the property and fixtures and fittings.

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.



Cornerstone Business Agents

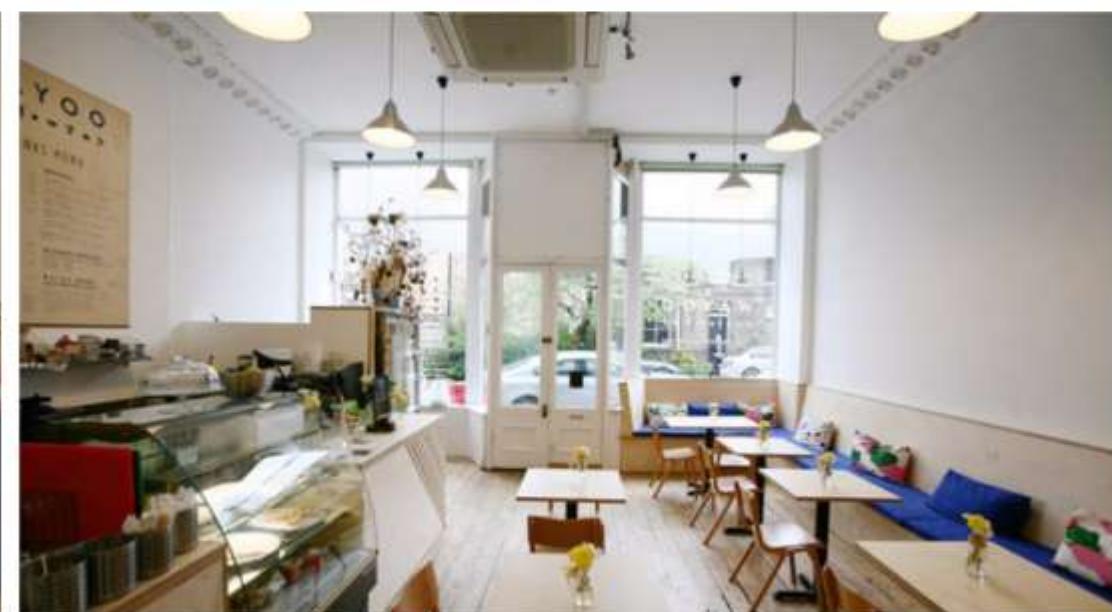
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IMPORTANT NOTES RE. THIS BUSINESS

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.