



LUNE TOWN, 36-38 WILLIAM STREET, EDINBURGH, EH3 7LJ
GUIDE PRICE— £345,000 Freehold

LUNE TOWN, 36-38 WILLIAM STREET, EDINBURGH, EH3 7LJ

- ♦ An Edinburgh dining institution
- ♦ 60+ cover restaurant owned by our clients for the last 30 years
- ♦ Accommodation on ground floor and basement
- ♦ Full commercial kitchen
- ♦ Full Class 3 and premises licence
- ♦ Superb trading position in the heart of Edinburgh's west end
- ♦ A great operator/investment opportunity

SITUATION

Lune Town Restaurant is situated in William Street in the heart of Edinburgh's west end. William Street is a charming cobbled street which is home to many eclectic bars, restaurants, coffee shops and boutiques.

Edinburgh's west end is a popular office area, home to firms of solicitors, accountants, estate agents as well as the Scottish Government. The area is also a popular high end residential locale. Princes Street and George Street located within a 5 minute walk of the business.

THE PROPERTY

The property occupies the end unit of a traditional Georgian tenement property with the restaurant comprising ground floor and basement level.

INTERNAL DETAILS

Internal details briefly comprise ground floor with reception and dining area with a built in bar situated at the rear. A set of stairs then leads to lower ground floor level with access to two further dining areas.

At present the current layout of the customer accommodation on ground and lower ground levels offers approximately 50-60 covers.

SERVICE AREAS

Service area comprise ladies & gents toilets, staff toilet as well as a very well equipped commercial kitchen which is fitted with a dumb waiter servicing the bar and ground floor restaurant area.

Other service areas include a store, a dry store with walk-in chill as well as under-pavement external storage areas at lower ground floor level.

INTERNAL SIZES

Area	Size
Ground Floor (dining)	327 square feet
Lower Ground (dining)	472 square feet
Lower Ground (kitchen)	277 square feet
Lower Ground (storage)	161 square feet
Lower Ground (outside cellars)	47 square feet
TOTAL INTERNAL SIZE	1,284 square feet

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SERVICES

Mains gas, electricity, water and drainage are all connected.

LICENCE

The business trades with a premises licence with the benefit of full class 3 cooking and takeaway consent.

RATEABLE VALUE

As per the Scottish Assessors website the rateable value from 1st April 2017 is £17,700.

TRADING FIGURES

Trading figures to year end 31st March 2015 show a totalised turnover in excess of £150,000 net with an adjusted trading profit in excess of £32,000.

Full trading information as well as updated figures will be disclosed to seriously interested parties after a formal viewing.

THE OPPORTUNITY

Lune Town Restaurant is a popular Edinburgh institution having been run by the current owners for the last 30 years.

The business and property benefits from a first class trading location in one of the most sought after areas in Edinburgh city centre. Given the location, the business would suit a variety of different international cuisines.

In its current format the business performs profitably but we would expect the business to perform at a stronger level under the ownership of new owners who are keen to aggressively market and re-position the business.

TENURE

Freehold.

PRICE

The asking price is **£345,000** to represent the heritable property, goodwill of the business, 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
The Walled Garden, Bush Estate, Midlothian, EH26 0SD
Phone 0131 445 7222 Fax 0131 445 4300
E mail info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk

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CORNERSTONE
Business Agents



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.