



REF. 1077

## MADEMOISELLE MACARON

22 Grindlay Street, Edinburgh, EH3 9AP (Shop)

11 Stewartfield, Edinburgh, EH6 5RQ (Commercial Kitchen)

GUIDE PRICE— £60,000 + SAV Leasehold

# MADEMOISELLE MACARON, EDINBURGH

- Outstanding Shop/Patisserie business
- Specialising in sale/wholesale of macarons
- Vibrant Shop located on Grindlay Street
- Separate commercial kitchen premises
- Caters for corporate events and weddings
- Macaron making classes available to book
- Scope to develop existing trade
- Large e-commerce website

## SITUATION

Mademoiselle Macaron has two locations in Edinburgh - the shop (café) is situated on the popular Grindlay Street opposite the Lyceum Theatre just off Lothian Road whilst the preparation kitchen is located in Stewartfield, just off Newhaven Road.

### Shop, 22 Grindlay Street, Edinburgh, EH3 9AP

Occupying a prominent position in the heart of Edinburgh's West End on Grindlay Street, an area that benefits from excellent passing trade just being 100 yards or so from Lothian Road. This area has undergone significant change over the last few years with the addition of branded pubs and restaurants such as Nandos, Topolamamba and BrewDog. The Sheraton Hotel is also located a short distance away along with the Traverse Theatre and Usher Hall. Customers can also enjoy a wonderful view of Edinburgh Castle.

### Preparation Kitchen, 11 Stewartfield, Edinburgh, EH6 5RO

The commercial kitchen is located in Stewartfield Industrial Estate, just off Newhaven Road in the north of Edinburgh. This central location with ample parking is only a few minutes from two of Edinburgh's busiest thoroughfares, Ferry Road and Leith Walk whilst the city centre is only approximately a 10 minute drive away.

## THE PROPERTIES

### Shop

The shop occupies the ground floor of a traditional Edinburgh Victorian style tenement with separately owned residential accommodation above. The frontage is predominantly glazed with attractive signage above.

### Preparation Kitchen

The kitchen operates from a purpose-built brick constructed property within a modern industrial estate.

## INTERNAL DETAILS

### Shop

You would be forgiven for thinking on entering Mademoiselle Macaron that instead of being in Edinburgh's New Town you had strolled into a continental café/shop located just off the Champs-Elysées in Paris. The French theme runs throughout and offers 10 covers internally with further seating available outside.

The main service counter is positioned directly in front on entering with zinc tables and wooden chairs spread throughout. The attractive cornice is a feature of the property internally along with attractive spotlights overhead.

To the rear of the counter is an area which can be used for prep and for the macaron classes that our client currently offers. To the rear of this is a preparation kitchen and staff w/c along with a side entrance to the adjoining lane.

It should also be noted that to the rear of the premises there is potential to expand the space available.

### Preparation Kitchen

The preparation kitchen is laid out in a traditional style with all the required equipment for the preparation of patisserie.

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## THE BUSINESS

Mademoiselle Macaron was created by our client in 2014 and has grown from humble market stall beginnings. On returning from Paris, our client could not find authentically made French macarons despite their popularity. Opening on Grindlay Street in 2015, Mademoiselle Macaron has grown organically and rapidly thanks to a variety of revenue streams. It is a supplier of macarons to the likes of Harvey Nichols and Balmoral Hotel, amongst many, and also caters to weddings, social events and corporate events providing bespoke displays to suit each client's requirements.

Along with the wholesale side of the business is the attractive shop and café on Grindlay Street. This is very popular with locals, students and tourists. Visitors to the café have the option of sitting in to enjoy some patisserie along with an excellent range of coffees and teas or to take away some delights from the display.

Our client also offers classes on the preparation of macarons - full information about this and the other facets of the business can be found at the business website - [www.mademolsellemacaron.co.uk](http://www.mademolsellemacaron.co.uk) where a range of the products available can be seen and purchased.

This is an award-winning business, having two Great Taste Awards and was runner-up in the Scottish Food & Drink Awards.

## SUMMARY

The opportunity to acquire Mademoiselle Macaron represents a "turn key" opportunity for an ambitious individual or dynamic couple to take on a profitable trading business that has genuine further potential to grow and expand further. The growth of the business is in the product rather than the shop/café outlet in Grindlay Street.

## SERVICES

We are advised that all mains services are connected.

## OPENING HOURS (Shop)

Monday to Friday 11.00am to 6.30pm

Saturday 10.00am to 6.00pm

Sunday 11.00am to 5.00pm

These hours do fluctuate depending on the time of year.

## TENURE

Leasehold. There is flexibility in both the leases - further information can be obtained from the selling agent. The rent for the shop is £9,780 per annum whilst the rent for the preparation kitchen is £13,440 per annum.

## TRADING INFORMATION

Full trading profit and loss accounts will be made available to seriously interested parties after formally viewing the business.

## PRICE

A guide price of £60,000 is being sought to represent the leasehold interest in the premises, the goodwill of the business and the fixtures & fittings.

## BUSINESS PURCHASE FINANCE

Explore funding options—[click here](#)

## VIEWING & OFFERS

Viewing strictly by appointment via the sole selling agents Cornerstone Business Agents. All offers couched in Scottish legal terms should be submitted to the sole selling agents, details below.

Cornerstone Business Agents

The Walled Garden | Bush Estate | Midlothian | EH26 0SD

Phone 0131 445 7222 | Fax 0131 445 4300

email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)

# MADEMOISELLE MACARON, EDINBURGH



**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](mailto: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](mailto:info@cornerstoneba.co.uk) for more information.