



JILANI'S DESSERT CAFE

57 SOUTH BRIDGE
EDINBURGH
EH1 1LS

CORNERSTONE
Business Agents

LEASEHOLD

Premium – Offers Over £29,500

Annual Rent - £19,200

- Well presented Dessert Café
- Good quality fixtures & fittings throughout
- Outstanding city centre trading location
- Increasingly popular business concept
- Currently trading on restricted hours
- Scope to develop existing business
- Ideally suited for hands on operator

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Jilani's Dessert Café, South Bridge, Edinburgh, EH1 1LS

SITUATION

Jilani's Dessert Café occupies a prominent location on South Bridge, in the heart of Edinburgh's historical Old Town. Directly opposite the business is Old College which is one of the main buildings of Edinburgh University in the area. The National Museum of Scotland is also located nearby on Chambers Street.

South Bridge forms part of the main A7 routing which connects the south side of Edinburgh to the east end of Princes Street which is only a few minutes stroll from the business.

Even closer is the Royal Mile which is a hugely popular tourist attraction all year round with Edinburgh Castle located at one end and Holyrood Palace at the other end.

This area is popular with locals, students and tourists with a wide and varied selection of shops, bars, restaurants and hotels nearby.

PROPERTY

The business occupies the ground floor and basement of a traditional terraced retail parade. The frontage is fully glazed with eye catching signage above.

INTERNAL DETAILS

Although a narrow frontage, Jilani's makes full use of the property inside with seating stretching the full length of the property.

The serving counter and preparation area is located on the right hand side on entering with coffee machine, waffle maker and ice-cream display fridge all located as part of this.

The bright and modern interior has a selection of flat screen televisions displaying the menu on offer with plentiful comfortable seating throughout.

There is further seating available in the basement area along with further preparation facilities, storage and customer w/c.

THE BUSINESS

Our client converted these premises from a former hairdressers to its current form around 2½ years ago and over this time has built up a fantastic reputation for both dessert quality and customer service.

The business has reluctantly been placed on the market to allow the owner time to concentrate on other businesses he has in the Edinburgh area.

There is a wide and varied menu available with mouth-watering waffles, crepes, cakes, sundaes and cookie dough along with many ice-cream flavours.

There is also milk-shakes, soft drinks, hot chocolate and coffees on offer.

This is an excellent opportunity to develop what the current owner has already put in place. The current opening hours from 3.00pm to 11.00pm could and should be extended to include certainly lunchtimes and breakfasts whilst also looking at varying the menu in terms of offering a savoury selection as well.

The premises are in genuine walk-in condition with all fixtures and fittings and equipment included in the sale.

SERVICES

We are advised that all mains services are connected.

STAFF

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

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OPENING HOURS

3.00pm – 11.00pm 7 days a week.

TENURE

Leasehold.

There are approximately 7½ years remaining on the current lease. Annual rent payable is £19,200.

PRICE

Offers over £29,500 are being sought for the goodwill of the business, lease interest in the premises and all fixtures & fittings pertaining thereto.

RATEABLE VALUE

£15,000. Under the Small Business Rates Relief Scheme no rates are payable.

VIEWING

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

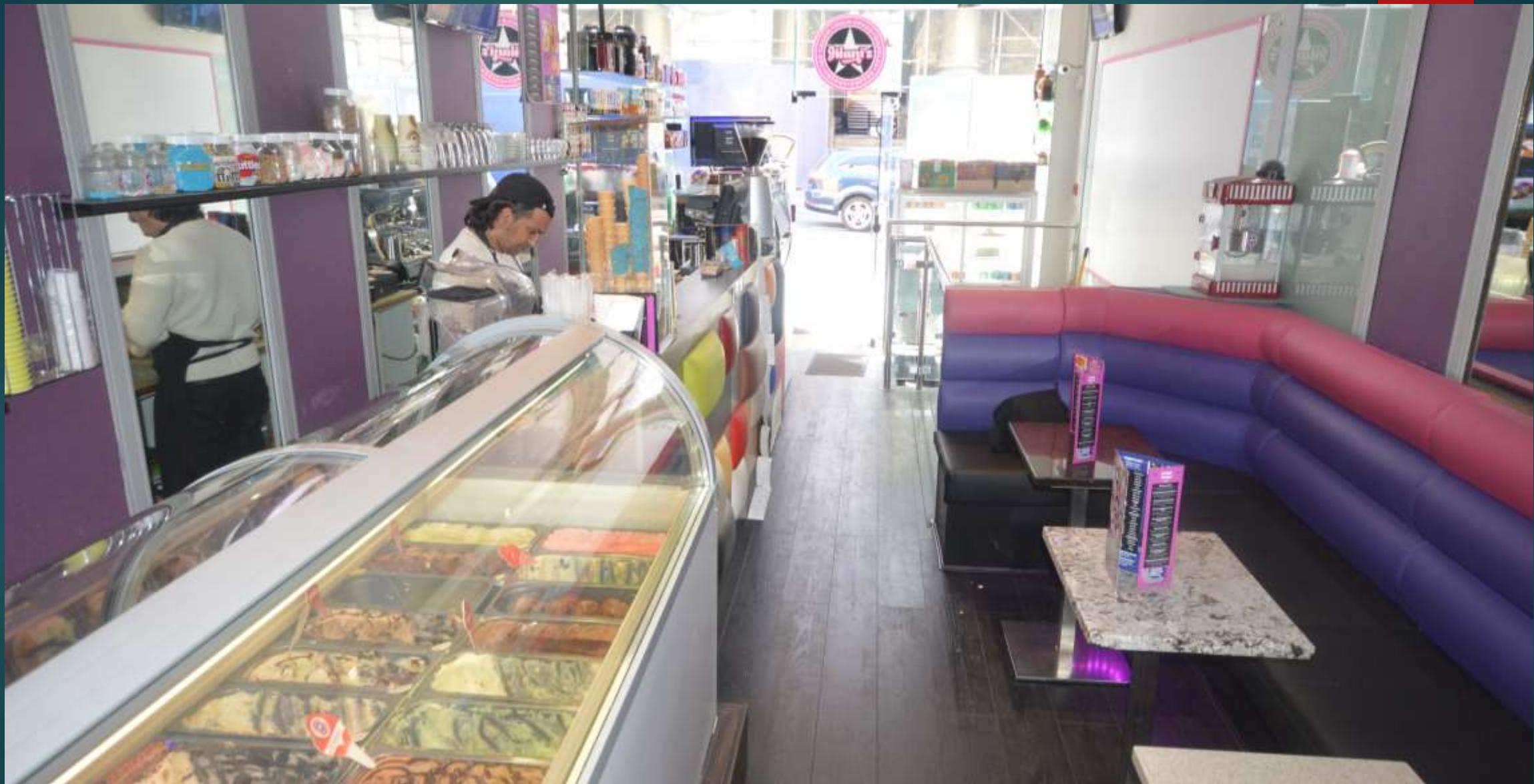
OFFERS

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

Cornerstone Business Agents
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Phone 0131 445 7222 | Fax 0131 445 4300
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Important Notes

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.