



CORNERSTONE

    Business Agents

THE OUTHOUSE

12A BROUGHTON STREET LANE, EDINBURGH, EH1 3LY

Ref. 1188



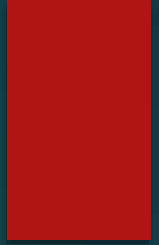
Leasehold

Premium - £28,000 + SAV
Rent - £24,000 per annum

- ▶ Excellent licensed trade opportunity
- ▶ Fantastic yet discreet trading location
- ▶ Well known Bar and Restaurant in busy licensed circuit
- ▶ Close to New St. James' Development and the eclectic Broughton Street area
- ▶ Public House accommodation over ground & first floor levels
- ▶ Extensive beer garden to the rear
- ▶ A superb opportunity
- ▶ Free of tie site



12a Broughton Street Lane, Edinburgh, EH1 3LY



SITUATION

The Outhouse Bar & Restaurant occupies a well known yet discreet trading location on Broughton Street Lane, just off Broughton Street itself.

Broughton Street is a vibrant and eclectic area close to Leith Walk and the new St. James' Development that has always attracted high quality bars, bistros, restaurants, coffee shops and takeaways. The Broughton Street area is close to the top of Leith Walk, the Omni Centre, The Edinburgh Playhouse as well as the tram terminus at York Place.

On completion of the St. James' Development in 2021 this area will again open itself up to the proximity of world-class shopping and leisure right on its doorstep.

The lane is accessed at the top of Leith Walk, close to York Place and Picardy Place, approximately 50 metres from Broughton Street.

PROPERTY

The Outhouse occupies a terraced property on the lane with main accommodation on ground and first floor levels.

Internal details briefly comprise an open plan spacious ground floor bar, which can cater for around 80 covers, with bar and service areas to the immediate left hand side.

Ladies & gents toilets and the kitchen area are also on the ground floor.

The ground floor bar has comfortable seating, tables and chairs.

A set of stairs then leads to the first floor mezzanine level with its own separate bar. This area is used for a wide variety of different uses including functions, private parties etc.

EXTERNAL DETAILS

One of the most attractive aspects of this business is the large beer garden which accompanies the premises. This is a large outside space licensed for 60. This is one of the most spacious and largest beer gardens in central Edinburgh.

SERVICE AREAS

Ladies and gents toilet facilities, beer cellar, as well as a commercial kitchen.

THE OPPORTUNITY

The availability of The Outhouse in Broughton Street Lane is an excellent opportunity to acquire a well known business offered for sale with huge scope for improvement on turnover and profitability.

The business benefits from its superb location as well as being free of tie.

SERVICES

We are advised that all mains services are connected.

TRADING FIGURES

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

TENURE

The business is offered for sale on a leasehold basis. At present our clients operate the business on a rolling one year lease and dependant on covenant we are advised that this is extendable via the landlord.

Current rent is £24,000 per annum.

The site is also free of tie in terms of the purchase of alcoholic products.

WEBSITE

Click [here](#) for direct access website.

12a Broughton Street Lane, Edinburgh, EH1 3LY

PRICE

A premium of **£28,000** is sought for the leasehold interest in the property, goodwill of the business and all fixtures & fittings pertaining thereto.

RATEABLE VALUE

According to the Scottish Assessor's website the rateable value as of 1st April 2017 is £32,200.

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

email info@cornerstoneagents.co.uk

www.cornerstoneba.co.uk





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.