

10D/E BATH STREET
PORTOBELLO
EH15 1EY

BUTTERNUT SQUASH



CORNERSTONE
Business Agents

LEASEHOLD

Premium - £75,000

Rent - £16,900 p.a.

- Very popular licensed restaurant/café business
- Located in the heart of desirable Portobello suburb of Edinburgh
- 42 internal covers & 16 external covers available
- No business rates payable
- Situated between Portobello High Street and Portobello Beach
- Scope to develop existing business operation
- Full class 3 consent

Butternut Squash, Bath Street, Portobello, EH15 1EY

SITUATION

Butternut Squash is situated on Bath Street which links Portobello High Street to the beach-front in north-east Edinburgh. Portobello is fondly known as "Edinburgh by the sea" and although formerly a town in its own right, is located within a three mile drive of Edinburgh city centre.

Portobello offers excellent access to the Edinburgh city bypass as well at the A1 south.

Other nearby notable areas are Leith, Joppa and Musselburgh, all reachable within a short drive.

Portobello has its own busy High Street with a wide and varied range of retail and licensed businesses as well as being a densely populated residential area which has seen significant development over recent years.

Butternut Squash's location enjoys the benefit of both being a very short stroll to the High Street and also to the popular promenade which enjoys uninterrupted views over the Firth of Forth to Fife and beyond.

PROPERTY

The business occupies a double commercial unit formed over the ground floor within a parade of mixed commercial and residential properties. The frontage is predominantly glazed with eye-catching signage above.

An extended pavement area allows for some outdoor seating and there is car parking available outside and in the surrounding areas.

INTERNAL DETAILS

The current owners choose to use just one entrance of the two available at the business which opens into a bright and well presented bar area and dining room.

The bar is located on the left hand side on entry with the main seating area to the right. There is undoubtedly options to re-configure internally and possibly add further covers should a new owner desire.

The dining room is comfortably set out to accommodate approximately 42 covers by way of metal chairs and wooden tables with a characterful wooden floor under foot and spotlights overhead.

ANCILLARY AREAS

Towards the rear of the property is a well kitted out commercial kitchen with storage and customer w/cs.

THE BUSINESS

Our clients have owned and operated Butternut Squash now for almost 7 years during which time they have built up a fantastic reputation for good quality wholesome

cuisine, competitively priced, in a relaxed and welcoming atmosphere.

They have reluctantly placed the business on the market to relocate and leave behind a well established local business with a loyal following.

Due to its location just off the beach at Portobello, the business benefits from a good level of passing trade in addition to the local residents who regularly use the café/restaurant.

Offering a selection of breakfasts, lunches and afternoon teas seven days a week the business also opens later on a Friday and a Saturday offering a separate dinner menu.

Butternut Squash is licensed and also offers a BYOB policy to allow customers to bring their own wine with reasonable corkage charges.

As well as operating as a sit-down restaurant, there is also an option for takeaway which proves popular, especially on sunny days, for customers enjoying the promenade and the beach front.

Although specialising with a range of British and modern European cuisine there is scope for this to be changed to any number of different international offerings.

SERVICES

We are advised that all mains services are connected.

Butternut Squash, Bath Street, Portobello, EH15 1EY

TRADING FIGURES

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

STAFF

The business is operated by the two owners with the assistance of two full-time and one part-time member of staff.

OPENING HOURS

Monday to Thursday	9.00am to 5.00pm
Friday & Saturday	9.00am to LATE
Sunday	10.00am to 5.00pm

TENURE

Leasehold. Approximately 16 years remain on the current lease. Rent £16,900 per annum.

PRICE

A premium of **£75,000** is sought for the leasehold interest in the property, goodwill of the business and all fixtures &

fittings pertaining thereto. Stock at cost will be in addition to this price.

FIXTURES & FITTINGS

All fixtures & fittings are included in the sale with the exception of some personal items. These will be indicated at viewing.

RATEABLE VALUE

£12,800. Therefore, 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
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.