



# CORNERSTONE

    Business Agents

# ST. ANDREWS BREWING CO

32-34 POTTERROW, EDINBURGH, EH8 9BT

Ref. 1186

ST. ANDREWS BREWING CO. POTTERROW





# LEASEHOLD

Guide Price - £125,000  
Rent - £70,000 per annum

- ▶ Exceptionally well presented Bar & Restaurant
- ▶ Bar with 75+ covers
- ▶ Recently refurbished interior and refitted cellar
- ▶ Trading as a well regarded Brew Pub
- ▶ Well equipped kitchen and spacious service areas
- ▶ Average net turnover in excess of £12,000 per week
- ▶ Superb trading location close to Edinburgh University, student areas and high profile Edinburgh Festival sites
- ▶ Passing rent £70,000 per annum
- ▶ Landlord supply agreement for alcohol

1	<b>SOUR TIMES</b> Very refreshing, low ABV sour beer. Sor: £3.25 Pr: £4.85 ABV: 2.4%	MAD HATTER
2	<b>WRECKIN' CREW</b> Happy pale ale with citrus flavour. Sor: £3.25 Pr: £4.85 ABV: 5.5%	FRESH BREWED HOPCRAFT
3	<b>VITAL JUICES</b> Session IPA with pine and citrus notes. Sor: £3.20 Pr: £4.80 ABV: 3.8%	BADNEY'S
4	<b>MORNING GLORY</b> Tasty pale ale with citrus notes. Sor: £3.25 Pr: £5.00 ABV: 4%	TINY EISEL BREWING
5	<b>NEW BEAT</b> Strong, refreshing wheat beer. Sor: £4.15 Pr: £6.20 ABV: 8%	WILLIAMS BREW
6	<b>MOSAIC</b> Well balanced, citrus-flavoured IPA. Sor: £3.25 Pr: £4.85 ABV: 6.3%	HOPCRAFT LABORA

Instagram icon: st\_andrews\_pottarrow

Facebook icon: StAndrewsBrewCoPottarrow

UNDER 25? 25

# St. Andrews Brewing Co, 32-34 Potterrow, Edinburgh, EH8 9BT

## SITUATION

St. Andrews Brewing Co occupies a highly prominent sought after trading location on Potterrow in the heart of Edinburgh's University district. It is also close to South Bridge, South Clerk Street, George IV Bridge and the Grassmarket areas of Edinburgh city centre.

There are numerous local attractions close by including the Meadows, the National Museum of Scotland, the National Library as well as the main teaching buildings for Edinburgh University itself.

This particular area of Edinburgh is a hive of eclectic bars and restaurants serving a wide variety of customers ranging from young professionals to students as well as being highly popular during the festival period in the busy summer months. The Potterrow area is taken over by the Udderbelly during the festival period and forms one of the largest outdoor entertainment spaces in the centre of Edinburgh during this time.

## PROPERTY

The property extends over ground and basement levels in a tenement style property. Public and restaurant accommodation is on ground floor along with a catering kitchen. The recently refitted cellar houses a preparation kitchen, staff room, staff w/c and storage areas etc.

## INTERNAL DETAILS

Main entry is via an entrance vestibule that leads into an open plan and spacious bar area which has recently been upgraded and refurbished by our clients. The bar can cater for circa. 65 covers seated with a licenced capacity for many more.

The popular bar and large gantry behind occupies the left hand side upon entry with attractive tables and chairs formed around the trading space with the premises benefiting from near floor to ceiling picture windows at the front of the property.

The business currently trades as a prominent Brew Pub but it is thought it would suit a variety of trading styles and international cuisines.

## SERVICE AREAS

Service areas include a ground floor commercial kitchen. The basement there is a preparation kitchen as well as valuable storage areas, staff w/c, staff room and additional stores.

## THE BUSINESS

The business has been run by our clients for a little over a year.

As the name suggests, our clients are based in the St. Andrews area and due to a successful market-leading crowd funding campaign our clients are now committed to the building of their new "state of the art" brewery in St. Andrews. This success has significantly developed our clients' business plan and as a consequence beer production on site as well as on trade acquisitions in St. Andrews and nearby Dundee necessitate the sale of this Edinburgh asset.

The property is fully run under management and trades very successfully. It is strongly envisaged that this well located prominent trading site in Edinburgh would suit a variety of different licensed trade uses.

The business operates during traditional licensed hours with regular extensions for the festival period.

## 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.

We are advised that weekly turnover is in excess of £12,000 per annum.



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## TENURE

Leasehold.

There is a potential 11 years remaining on the current full repairing and insuring lease.

The current rent payable is £70,000 per annum.

## PRICE

A premium of **£125,000** 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 current rateable value is £48,700.

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

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



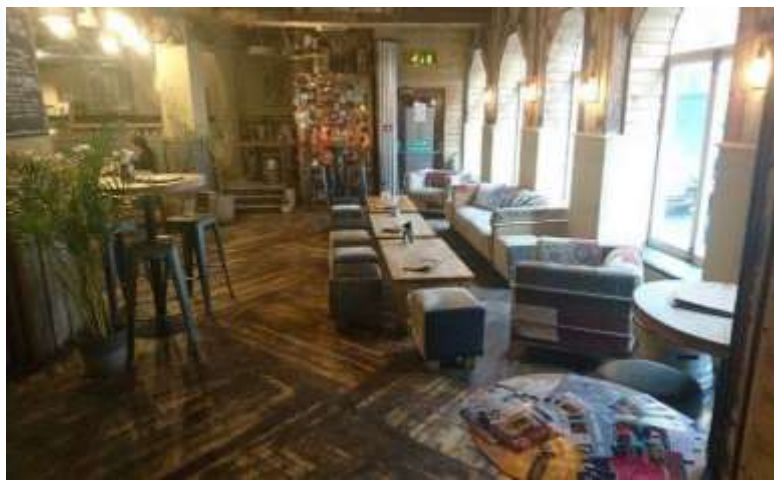
Cornerstone Business Agents

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# 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](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.