

# CASA MARA

14 EYRE PLACE, EDINBURGH, EH3 5EP





Leasehold Premium - £80,000  
Rent - £30,000 per annum

- 36 cover Restaurant
- Superb fit out and internal styling
- Currently run as a Catalan Restaurant but would suit a variety of different international styles
- Rent £30,000 per annum
- Rateable value £30,400 as per 1<sup>st</sup> April 2017
- An excellent opportunity for a hands-on operator

# Casa Mara, 14 Eyre Place, Edinburgh, EH3 5EP



## LOCATION

Casa Masa is located in Eyre Place, a charming New Town street situated close to Dundas Street, Stockbridge and Canonmills. Princes Street and George Street are an approximate 10 minute walk from the restaurant, the centre of Stockbridge lying a similar distance to the west.

The area around Eyre Place houses many local employers including Royal London Insurance, Standard Life as well as the Tanfield office blocks. The area is also close to the Botanic Gardens, the Water of Leith and the vibrant Broughton Street area with its closeness to the Playhouse Theatre and the new St. James development.

The restaurant occupies a prominent trading location on Eyre Place known to many in residence and visitors alike as a popular restaurant space for the last three decades.

## PROPERTY

The property occupies the ground floor and basement of a Victorian style tenement property. The restaurant premises occupy the end of terrace.

## INTERNAL DETAILS

Briefly, internally the premises comprise a vibrant, beautifully presented restaurant space which can cater for up to 36 covers. Seating is by way of attractive booth style and cushion style upholstered seating around timber tables and chairs with timber floor and large floor to dado-level windows at the front and side of the property.

The unit could convert itself quite easily to a variety of different trading cuisines and styles.

## SERVICE AREAS

### First Floor

- Ladies & gents toilets
- Bar area
- Commercial kitchen

### Basement

- Preparation area
- Office
- Wine cellar
- Staff w/c
- Associated Stores

## EXTERIOR

Our clients have provision for outdoor seating.

## SERVICES

We are advised that all mains services are connected.

## RATES

According to the Scottish Assessor's website, the rateable value is £30,400 as of 1<sup>st</sup> April 2017.

## INTERNAL SIZE

According to the Scottish Assessor's website, the gross internal area of the premises is in total 174.13 square metres, breakdown as follows:-

- Ground floor restaurant area - 87.15 square metres
- Basement area – 86.98 square metres

## WEBSITE

[www.casademara.com](http://www.casademara.com)

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## THE BUSINESS

The business has been in our clients' hands for a short period of time. Our clients purchased the property and set about a full scale development and refurbishment of the unit opening in May 2018. Our clients' focus is concentrating on Catalan and Spanish food although it is felt, given the location, it would lend itself to a variety of different cuisines and uses.

Our clients have several other licenced interests throughout the city and wish to sell to concentrate on their other business interests.

It is strongly felt that the business would benefit from hands-on ownership and would similarly benefit from being run by a chef patron.

## TRADING FIGURES

Trading figures will be supplied to seriously interested parties only after formal viewing.

## TENURE

The property is offered for sale on a **leasehold** basis with a current passing rent of £30,000 per annum with the residue of a 25 year lease which began in 2017.



## PRICE

A premium of £80,000 is sought for the leasehold interest in the premises, goodwill of the business and all fixtures & fittings pertaining thereto.

## 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  
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)





# 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.