



CAFÉ PRESKO

340-342 GORGIE ROAD, EDINBURGH, EH11 2QU



LEASEHOLD

Premium- £59,500

Rent - £14,000 p.a.

- Full class 3 Café/Takeaway
- Prominent roadside location
- High footfall area
- Caters for c. 35 covers
- Ideal for a number of different cuisines
- Scope to develop existing business operation



Café Presko, Gorgie Road, Edinburgh, EH11 2QA

SITUATION

Café Presko occupies a prominent site on Gorgie Road close to the corner of Westfield Road. Gorgie is a densely populated residential area to the west of Edinburgh city centre surrounded by other popular suburbs such as Slateford, Dalry, Polwarth, Balgreen and Murrayfield.

The area is especially popular with young professionals, first time buyers and students who all make use of the wide range of retail outlets, pubs and restaurants situated mainly along Gorgie Road itself.

PROPERTY

The business occupies the ground floor of a Victorian tenement style property with independently owned residential accommodation on the upper floors.

Situated at the end of a short parade, the frontage is brightly painted with two large display windows and two centrally positioned entrances.

INTERNAL DETAILS

Internally the café/takeaway is laid out in a traditional style with the service counter positioned on the left hand side on entry. The seating area is bright and offers approximately 35 covers. There is a good range of equipment and fixtures and fittings throughout with price



boards situated around the service counter displaying the menu available.

ANCILLARY AREAS

Towards the rear of the property is a fully fitted commercial kitchen along with storage area and staff w/c.

THE BUSINESS

Our clients have owned and operated Café Presko for over 3 years and offer a wide and varied menu – more information on this can be found online at www.cafepreskoonline.co.uk.

As well as a mouth watering Filipino menu being available with a wide selection of speciality soups, noodles, rice and seafood dishes, the business also offers a breakfast menu featuring full Scottish breakfasts, filled rolls and pancakes. A range of burgers, wraps, hot dogs and sandwiches are also on offer along with a very popular and varied dessert menu. All items are available both sit-in or takeaway.

The business also benefits from a very popular and well used delivery service through Just Eat, Deliveroo and Flip Dish. There is definitely something for everyone on the Café Presko Menu and there is undoubtedly scope to continue along similar lines or to look to develop an alternatively style of cuisine.

Café Presko, Gorgie Road, Edinburgh, EH11

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.

STAFF

The business is operated by the owner with the assistance of 2 full-time and 3 part-time members of staff.

OPENING HOURS

10.00am to 10.00pm seven days week.

TENURE

Leasehold.

There are approximately 7 years remaining on the current lease with a current passing rent of £14,000 per annum.

PRICE



A guide price of **£59,500 + stock at valuation** is sought for the leasehold interest in the property, goodwill of the business and all fixtures & fittings pertaining thereto.

RATEABLE VALUE

£13,100. No business rates 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.