

The Dower House Cafe

1A ORCHARDFIELD AVENUE, EDINBURGH, EH12 7SX



POPULAR CAFE LOCATED
WITHIN ST MARGARET'S PARK



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McEwan Fraser Legal is delighted to present to the market the popular and well-known Dower House Cafe located within St Margaret's Park in the Corstorphine area of Edinburgh. The business is being offered as a going concern on a leasehold basis. The Dower House Cafe is situated in a building shared with The Corstorphine Trust.

The current owners have worked hard to establish the business over the last 3.5 years and it is now one of Corstorphine's 'go-to' cafes with a 4.7 rating on Trip Advisor. The floor area is approx 100m² and is currently set for 11 covers internally and up to a further 30 covers externally. There is the possible option to extend the internal floor space and expand the cafe into other floors by a separate negotiation with the landlord. The commercial kitchen has all the equipment required to easily prepare the popular menu items.

The ground floor accommodation comprises a welcoming cafe area with kitchen to the rear, ladies and gents facilities as well as a good-sized storage area. There is a cupboard under the stairs where food supplies are stored and is part of the sub-lease. The current operating hours are 6 days a week 9am-4pm, with the option to increase the opening hours.

The Property

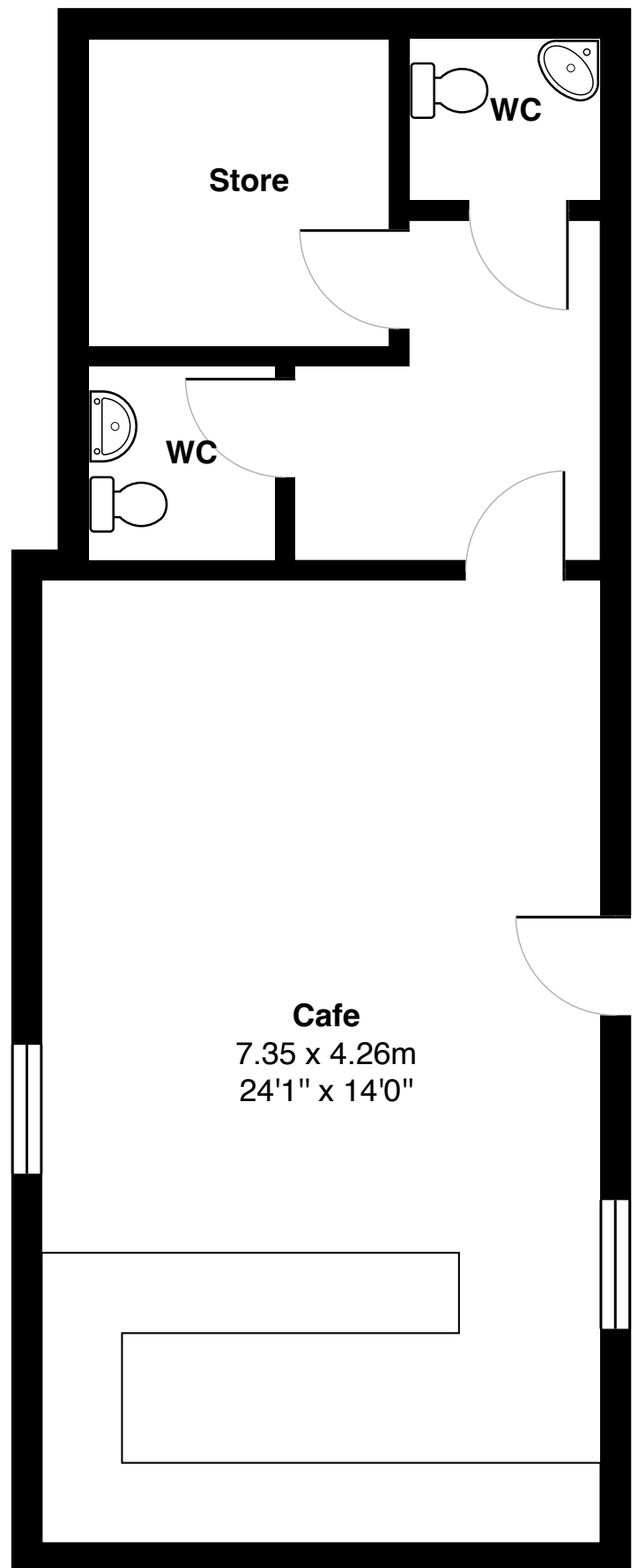




Services - Electric, water and drainage

Tenure - Leasehold

Accounts - Will be made available following a viewing



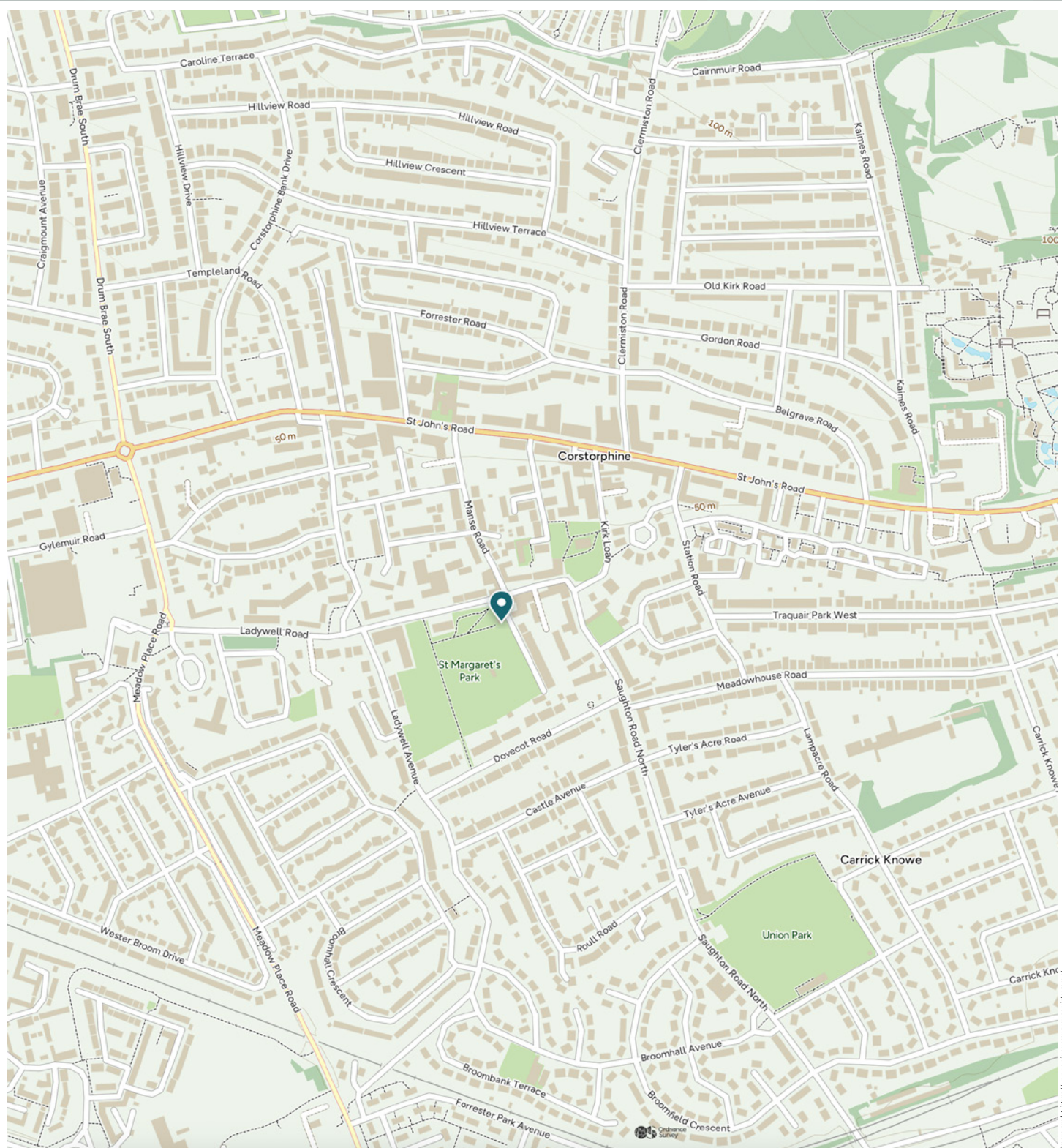




The property is located within St Margarets Park in the sought after area of Corstorphine, which lies to the west of the City Centre. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City by-pass linking the main Scottish motorway network system and Edinburgh International Airport.

St Margarets Park is a busy recreational area visited by locals and tourists where events take place which increase customer footfall such as The Corstorphine Fair, concerts and other community gatherings

The Location



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Part
Exchange
Available



Text and description
CONNIE NUGENT
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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