

Viva Mexico

41 COCKBURN STREET, EDINBURGH, EH1 1BS


McEwan Fraser Legal
Solicitors & Estate Agents

Viva Mexico

McEwan Fraser Legal is delighted to present to the market Viva Mexico which is a popular, well regarded Mexican restaurant, set over two floors and situated right in the heart of Edinburgh Old Town 100 meters from the Royal Mile.

Located within a traditional four-story property the restaurant occupies the ground and lower ground floors providing space for approx 80 covers in total and has been trading extremely successfully for the last 37 years. The restaurant is accessed directly from Cockburn Street via a glazed front door. The atmosphere is welcoming thanks to the cleverly placed movable furniture and atmospheric lighting. The ground floor dining area provides space for 15 covers and at the rear of the room is a decorative bar area with a well-stocked gantry. A staircase can be found leading you to the lower ground floor.





UPPER RESTAURANT

Viva Mexico

The lower ground provides two dining rooms, the main dining room providing space for 40 covers and a conveniently placed prep area for desserts and coffees. The second dining area which gives access to two large storage cupboards provides room for a further 30 covers and continues the theme of the modern and vibrant Mexican decor that can be found throughout the whole of the restaurant.

The commercial kitchen is also located on the lower ground and is well set out with a preparation area, principal cooking area, good ventilation equipment and everything else necessary to service the 80 covers. Ladies and gents toilet facilities are also located on this floor.

Overall Viva Mexico provides a fantastic opportunity to purchase an already well established and highly regarded licenced restaurant situated in one of Edinburgh's most popular tourist areas.





LOWER RESTAURANT 1



EXTRA SEATING AREA

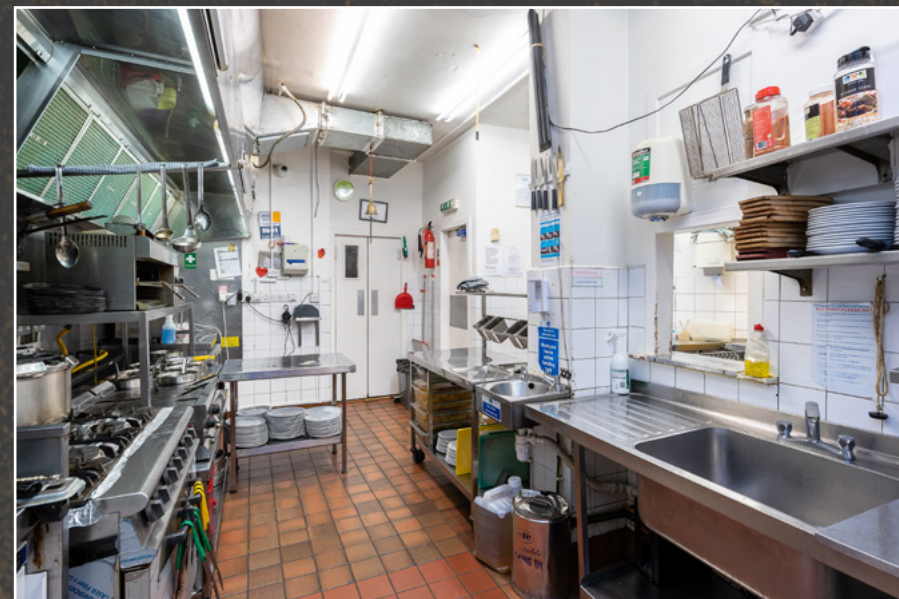


LOWER RESTAURANT 2

Viva México

“...THE THEME OF THE
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THE KITCHEN

Viva Mexico

Approximate Dimensions
(Taken from the widest point)

Upper Restaurant	11.90m (39'1") x 3.80m (12'6")
Lower Restaurant 1	8.60m (28'3") x 5.60m (18'4")
Lower Restaurant 2	9.30m (30'6") x 4.20m (13'9")
Kitchen	5.60m (18'4") x 2.80m (9'2")

Services: Gas, electric and water all mains connected.



Viva Mexico

Viva Mexico is situated on Cockburn Street, just on the edge of The Royal Mile and a stone's throw from Waverly train station the busiest train station in Edinburgh and a short walk from Edinburgh Castle.

The Old Town is a tourist hot spot right in the thick of the City and is bustling all day long providing maximum footfall. The restaurant is surrounded by a variety of retail shops, tourist attractions and many other hospitality venues.





THE LOCATION

