

A top-down view of coffee beans, chocolate pieces, and a cup of coffee on a dark surface. The background is a dark, textured surface, possibly slate or stone. In the center, a silver spoon is filled with coffee beans, with more beans scattered around it. To the right, a dark cup is filled with coffee, topped with a layer of foam. In the top right corner, there are several pieces of dark chocolate and a small pile of coffee powder. The overall composition is warm and inviting, suggesting a quick and delicious bite.

Quick Bite

324 MORNINGSIDE ROAD, EDINBURGH, EH10 4QJ



Quick Bite

McEwan Fraser Legal is delighted to present to the market a long term lease Cafe style operation, with lots of potential to increase and expand its present customer base. The business has been run by the present owner for over eight years and has a very good reputation locally for delivering quality food both for sitting in and takeaway. The cafe has seating for up to 20 internally in a very pleasant airy interior which was redecorated in a new fresh colour scheme a little over 12 months ago.

The property itself is over two floors and the ground floor has a very prominent position on Morningside Road. The lower level has a toilet and two very well proportioned dry storerooms.

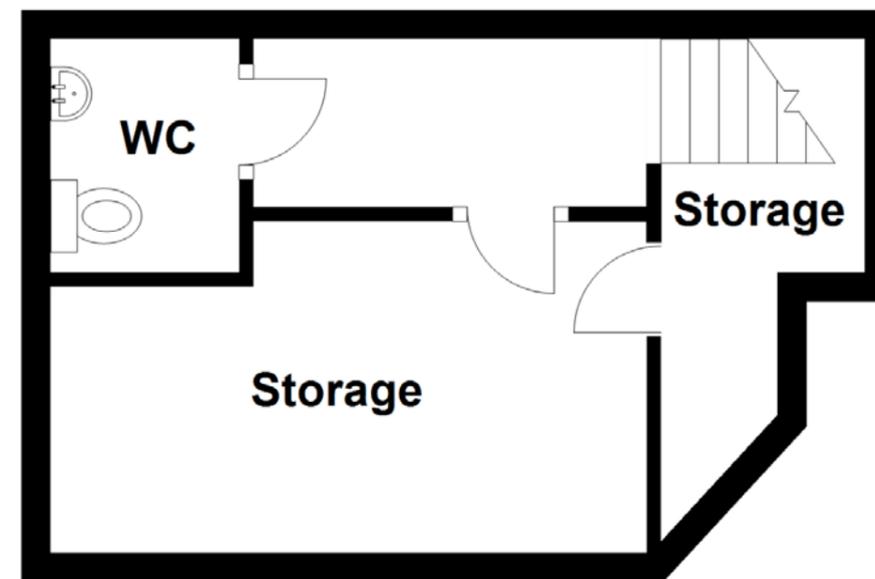
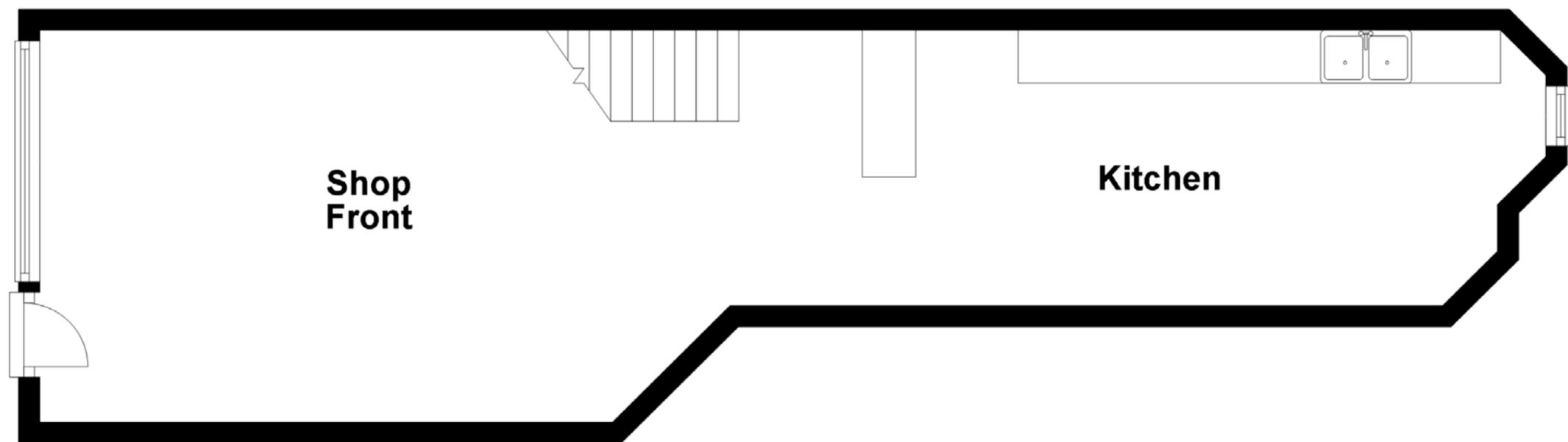
The ground floor shop area has a large single glazed window which floods natural light into the Cafe and at a glance shows off the whole cafe. To the rear, you have a fully functioning kitchen. The Lease sale includes all of the internal fixtures and fittings. Stock can be purchased by separate negotiation with the present business owner.

This business is a turn-key operation, and the turnover will be discussed directly with the owner.

The lease will be for 10 years.



Floor Plan & Dimensions



Approximate Dimensions
(Taken from the widest point)

Shop Front	7.60m (24'11") x 3.70m (12'2")
Kitchen	6.40m (21') x 2.60m (8'6")
Storage	2.60m (8'7") x 1.40m (4'7")
Storage	4.10m (13'5") x 2.30m (7'6")
WC	1.70m (5'7") x 1.30m (4'3")





Location

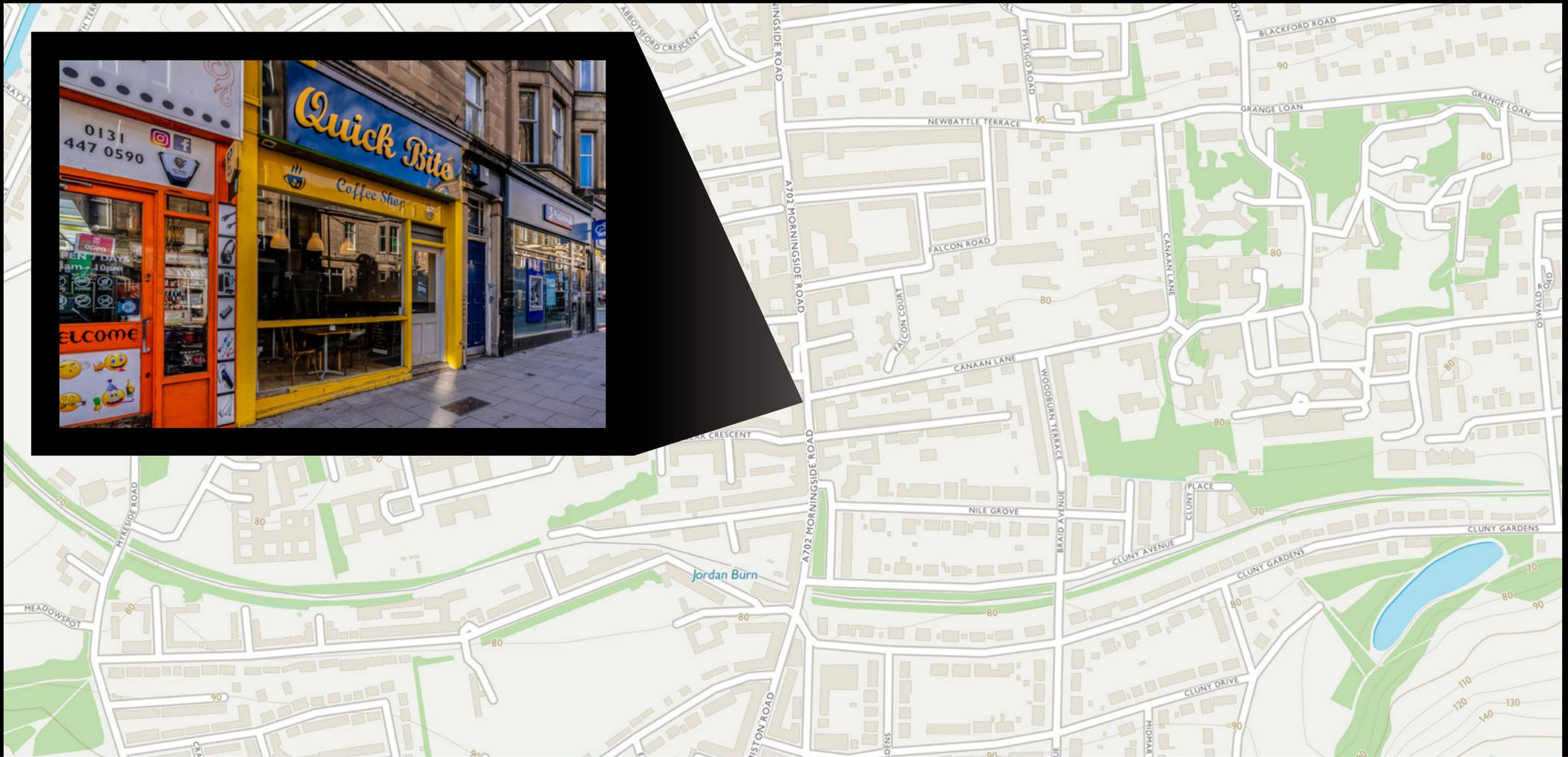
This long established business is located in a prime position on Morningside Road in the local community of Morningside.

The premises are approximately two miles from the City Centre of Edinburgh and Morningside Road is recognised as a very popular secondary location with a good mix of commercial and residential users.

Morningside is a very popular and good quality residential district and has its own vibrant and thriving commercial centre which has a good mix of Retail, bars and restaurant businesses very popular with not only those residing in surrounding streets but also from other parts of the City who prefer to shop there rather than continue into the City centre.

Being just a couple of miles from the main City Bypass it offers the potential new owners great potential to further expand this already well established and successful business.





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