



Saint Giles Cafe & Bar

Ref: 5265421

8 St Giles' Street, Edinburgh, EH1 1PT

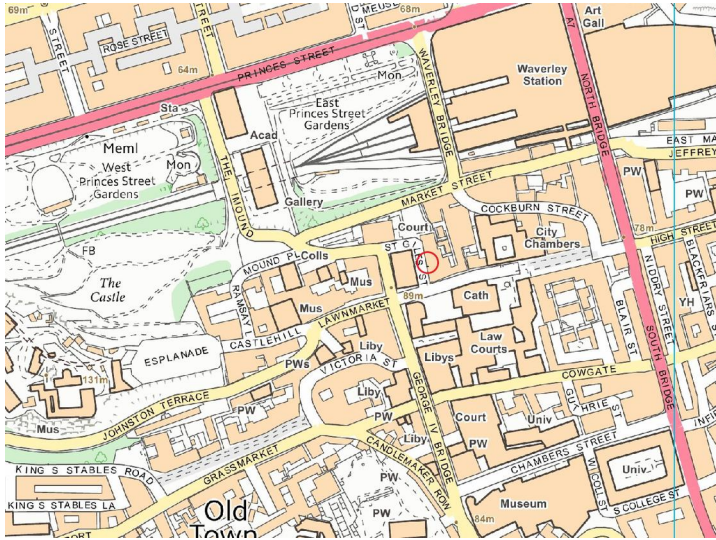
Freehold: £1,100,000 - Offers Over

- Rare Opportunity
- Prime City Centre Location
- Fully Licensed Cafe Bar
- Profitable Business
- High Passing Trade
- EPC Rating G



The cafe bar has a painted timber framed glazed frontage to St Giles Street with central entrance doors.

The minimalist décor gives a rustic yet lively charm. Serving up freshly baked café delights makes this an ideal stop for breakfast, lunch and afternoon tea. In addition to the food, Saint Giles Café & Bar has a selection of alcoholic and non-alcoholic drinks on offer.



Location

Prominent location fronting St Giles Street in a prime tourist location close to its junction with the Royal Mile (High Street / Lawnmarket). St Giles Cathedral is close by with Edinburgh Castle a short walk, as well as the many attractions of Edinburgh Old Town. The old town area of Edinburgh welcomes around two million tourists every year.

Waverley Station is close by providing easy links to Glasgow, Stirling, Aberdeen and Inverness as well as south to Newcastle, Manchester and London. Edinburgh City Centre is only a short 30 minute bus or tram ride from Edinburgh International Airport which was recently voted UK Airport of the year.

The Opportunity

Our client established the business as Cafe Florentin many years ago before rebranding as the St Giles Cafe & Bar and is now looking to move on to other business interests. The business is available on a freehold basis.

Internal Details

The ground floor consists of a servery counter together with approximately 36 covers of table seating and window benches.

The basement has various stores, walk-in fridge, staff areas, WC's and customer toilets.



Staff

Current staff would transfer under TUPE regulations in the normal way.

Fixtures & Fittings

All fixtures and fittings required for the operation of the business will be included within the sale, apart from any leased or personal items.

Fully fitted and operational café bar operation.



Trading Hours

Monday to Sunday
9.30am to 4.30pm

Licensed Hours

Monday to Saturday
11.00am to 1.00am

Sunday
12.30pm to 1.00am

Business Rates

Current Rateable value as of 1 April 2023 is £27,600. Confirmation of actual rates payable can be obtained from the local Authority

External Details

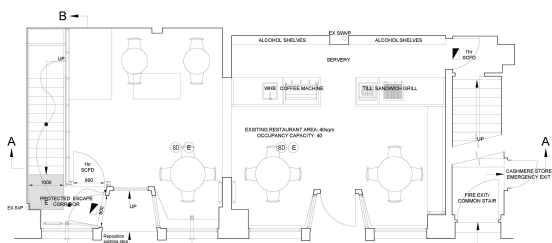
Directly outside, there is seating for 14 covers.

Trading Information

Accounting information will be made available to seriously interested parties after a formal viewing.

Regulatory

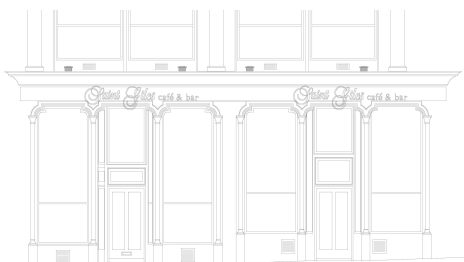
Premises Licence



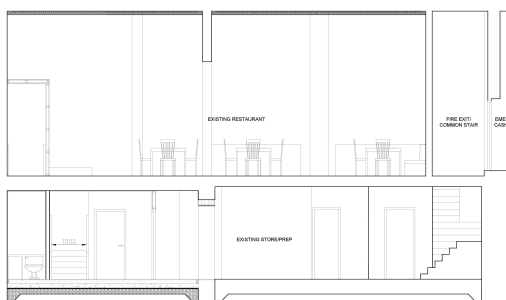
GROUND FLOOR PLAN SCALE 1:50



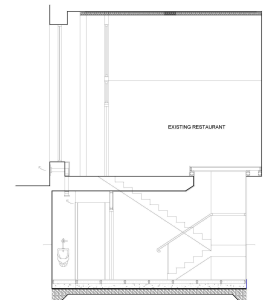
BASEMENT FLOOR PLAN SCALE 1:50



FRONT ELEVATION SCALE 1:50



SECTION A/A SCALE 1:50



SECTION B/B SCALE 1:50

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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