



Very Popular Spacious Coffee & Book Shop Ref. 2799
167-171 Portobello High St, Portobello, Edinburgh, EH15 1EU.

This business offers a rare opportunity to acquire a successful combined coffee and secondhand book shop in a spacious highly visible location on Portobello High Street in Edinburgh.

Annual net sales £234,000 of which around £180,000 is coffee shop sales and the balance is books and other retail sales.

Spacious 116m² (1,225sqft) wide front unit permitted to have 32 covers.

Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £69,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However is strictly by appointment through The Business Sales Agency.
No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

THE BUSINESS SALES AGENCY

Very Popular Spacious Coffee & Book Shop
167-171 Portobello High St, Portobello,
Edinburgh, EH15 1EU. Ref 2799

Type of business:

The unique coffee shop combined with secondhand bookshop is every much a local destination and has an excellent repeat local customer base.

Viewing is highly recommended.

Fitted in a very family friendly layout it offers an attractive and comfortable environment for friends and families to meet. In the heart of Portobello and close to the beach it is an ideal location for locals and those on a day out from further afield.

This is a rare opportunity to acquire an unique business. The property currently has 26 seats but has permission for up to 32.

In 2019 Portobello was voted the best neighbourhood in the UK at the 2020 Urbanism Awards. In 2021 it was considered by a Sunday Times panel to be one of the top eight places to live in Scotland.

Financial information:

Net sales for the year to 5 December 2024 were £234,000 with good gross profit margins. Sales are approximately 75% coffee shop and 25% book and retail sales.

The sale price includes all equipment, fixtures and fittings. Stock at cost is normally around £8,000.

Further financial information can be made available to serious interested parties after viewing.

Please note the purchaser will have to rebrand the business as the name "Tills & Company" is not included in the sale.

Staff:

The owners manage the business 5 part-time staff.

Opening hours:

8am-5pm Monday to Friday,
9am-5pm Saturday and Sunday.

Premises:

The premises are in a highly visible and desirable position on Portobello High Street in the centre of the popular and affluent Portobello suburb of Edinburgh.

The property extends to 116m² (1,225sqft) with ample seating and retail space, a spacious kitchen space, ample storage and toilet. Please note the property has Class 1 use.

The property has been recently extensively rewired and refurbished and is in walk-in condition throughout.

Tenure:

Leasehold. Rent £20,000 per annum. Current lease runs until 2033 with a tenant break option in 2028.

Rateable value £18,200.





Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.