



CCL



Situated in the heart of Edinburgh's vibrant Bruntsfield neighborhood, Coffeat is a charming Italian-inspired café on Gilmore Place. This prime location benefits from its proximity to the Meadows park and a constant flow of students, professionals, and tourists. The area is known for its eclectic mix of independent shops and cultural attractions, creating a bustling atmosphere throughout the day.

Coffeat offers both sit-in and takeaway options in an intimate space accommodating up to 15 guests. Operating Tuesday through Saturday from 8am to 4pm and Sundays from 9am to 3:30pm, the café serves a diverse clientele with drinks and freshly prepared hot food. The business enjoys a favorable lease agreement, with a monthly rent of £991.67 and no rates payable until April 2028.

Despite its compact size and owner-only staffing model, Coffeat generates an impressive weekly turnover. This efficiency and popularity among local customers, combined with the area's excellent transport links and beautiful Georgian and Victorian architecture, make Coffeat a beloved community hub in one of Edinburgh's most sought-after neighbourhoods.

- Vibrant Edinburgh location
- Exceptionally well equipped
- Owner operator
- 15 cover cafe
- Modern commercial kitchen
- Immaculately presented



T: 01343 610520



CCL

www.cclproperty.com

127 Coffeat | Gilmore Place | Edinburgh | EH3 9PP

£39,950

Situation

Situated in the vibrant heart of Edinburgh, Gilmore Place offers an unparalleled location for a thriving coffee shop. This address places you in the midst of Bruntsfield, one of the city's most charming and sought-after neighbourhoods. Just a stone's throw from the picturesque Meadows park, this location benefits from a constant flow of students, professionals, and tourists alike. The area is known for its eclectic mix of independent boutiques, eateries, and cultural attractions, creating a bustling atmosphere throughout the day. With excellent transport links nearby, including frequent bus services and easy access to the city centre, this spot ensures high visibility and accessibility. The surrounding streets are lined with beautiful Georgian and Victorian architecture, adding to the area's appeal and drawing in both locals and visitors. This prime location in Edinburgh's southside, close to Union Canal, provides the perfect blend of residential charm and commercial opportunity, making it an ideal spot for a coffee shop to become a beloved community hub.

The Business

Coffeat is a charming, owner-operated cafe offering an Italian-inspired menu with both sit-in and takeaway options. The intimate space accommodates up to 15 guests across five tables, providing a cozy atmosphere for patrons to enjoy drinks and freshly prepared hot food. Operating Tuesday through Saturday from 8am to 4pm and Sundays from 9am to 3:30pm, Coffeat caters to a diverse clientele throughout the week. The business benefits from a favorable lease agreement, with a monthly rent of £991.67 and no rates payable, set to continue until April 2028. Despite its compact size and owner-only staffing model, Coffeat manages to generate a healthy weekly turnover, which is available on request, showcasing its efficiency and popularity among local customers.

Property

This ground floor cafe, located on Gilmore Place, offers a contemporary and minimalist design with a light and fresh atmosphere. The main entrance opens directly from the pavement, leading into a space with a large front window that provides ample natural light. The cafe can accommodate up to 15 covers, creating an intimate and cosy environment for patrons.

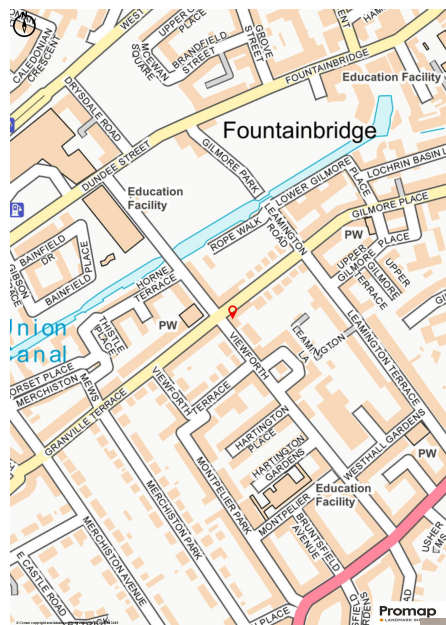
The main serving area is situated at the rear of the cafe, equipped with a state-of-the-art coffee machine and a display cabinet for showcasing products. Steps lead up to a hallway where a modern and exceptionally well-equipped commercial kitchen is located, ensuring high-quality food preparation.

Additional amenities include clean and well-maintained toilets and a storage area on a lower level. The kitchen is fully equipped with professional-grade appliances, dry storage, and refrigeration units, making it ideal for efficient and effective operations.

This property is an excellent opportunity for anyone looking to establish or expand a cafe business in a prime location.

External

The property opens directly on to Gilmore Place. There is no other external areas.



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.