

# NONNA'S KITCHEN

45 MORNINGSIDE ROAD, EDINBURGH, EH10 4AZ

- Prime corner location on morningside road
- Ideal trading position in bruntside/morningside
- 42 cover italian restaurant (would suit a variety of trading concepts/styles)
- Full class 3 consent & premises licence
- Residue of a 20 year lease which commenced in 2010
- Current rent 30k
- Rateable value - £27,900 (currently under appeal)
- Gia 1,444 sq ft over ground floor and basement
- Ground 858 sq ft (restaurant)
- Basement 585 sq ft (kitchen & services)
- Strong turnover and profits

**PREMIUM £150,000 (LEASEHOLD INTEREST, FIXTURES, FITTINGS & GOODWILL)**

CORNERSTONE  
Business Agents

# Nonna's Kitchen, Morningside Road, Edinburgh, EH10 4BB

## SITUATION

Nonna's Kitchen occupies a prominent trading location on the corner of Morningside Road and Churchhill in the heart of Morningside, Edinburgh. This highly visible trading location is arguably one of the best trading locations in the Bruntsfield & Morningside area. The situation allows full visibility on a bustling road in the midst of the one of the most sought after residential and commercial areas in Edinburgh.

This location is approximately a mile and a half from Edinburgh's city centre on Edinburgh's south side with easy access to the Edinburgh by-pass network as well as the city centre itself.

Situated amongst a great residential neighbourhood in the heart of Morningside close to the Grange, Bruntsfield, Merchiston and the Colinton areas.

## THE PROPERTY

The property occupies the ground floor and basement of a Victorian style tenement property. Main access is at the front of the property leading into the main restaurant space via an entrance vestibule.

## INTERNAL DETAILS

Internal details of the restaurant briefly comprise a bright, well lit restaurant space to accommodate 42 covers easily.

The restaurant is laid out in a traditional style with a bar counter and gantry located at the rear on the right hand side.

## SERVICE AREAS

Service areas include a commercial kitchen which is fully equipped as well as ladies & gents toilets, all at basement level. There is also a disabled toilet on the ground floor.

## SERVICES

We are advised that all mains services are connected.

## RATEABLE VALUE

The current rateable value is £27,900 which is currently under appeal.

## INTERNAL SIZES

GIA - 1,443 square feet broken down as follows:-

<i>Restaurant</i>	<i>858 square feet</i>
<i>Basement Level (Kitchen &amp; Services)</i>	<i>585 square feet</i>

## TENURE

The business is offered for sale with the residue of a 20 year lease which commenced in 2010 with a current rental of £30,000 per annum.

## TRADING FIGURES

Full trading information will be disclosed to seriously interested parties after formal viewing.

## THE BUSINESS

The business has been run by our clients since 2010. The business has been run as a family concern performing very strongly and consistently over the last nine years.

Turnover has performed at an impressive level and although trading as an Italian restaurant the premises would certainly lend itself to a number of international cuisines.

## SUMMARY

The availability of Nonna's Kitchen represents an excellent opportunity for a motivated purchaser to acquire a well performing and highly visible restaurant premises located in one of the most sought after areas of Edinburgh.

## PRICE

A premium of £150,000 has been fixed for the leasehold interest of the property, goodwill of the business and all fixtures & fittings pertaining thereto.



## VIEWING & OFFERS

Strictly by appointment via the sole selling agents  
Cornerstone Business Agents. Phone 0131 445 7222 or  
email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

All offers couched in Scottish legal terms should be  
submitted to the sole selling agents.

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# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.