

Carlyle's

BAR & KITCHEN

BAR & KITCHEN 36 MAIN STREET, BALERNO, EH14 7EH


McEwan Fraser Legal
Solicitors & Estate Agents

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Mcewan Fraser Legal is delighted to present this freehold property, currently running as a delightful café/restaurant in the heart off Balerno. Set in a prime location on Main Street. The business gains most off its custom from passing trade and has an exceptional reputation within the area. Being sold as a going concern with the space and facilities to further expand this already succesful venture.

The Business

It currently functions as a Cafe but has been also ran as a highly profitable Restaurant and Take Away.

It has the following features:

- 19 covers
- Additional outdoor seating for 6 covers (prime location on the pedestrianised walkway)
- Restaurant servery
- Commercial kitchen plus associated equipment
- Toilets - Gents/Ladies wheelchair compatible
- Large garden with scope for extending
- Engineered Oak Flooring & Shuttered Windows
- Bin storage area





Carlyle's Bar & Restaurant is a superb opportunity to purchase a well-known, established business with developable capacity or services delivered, limited only by a new owner's vision such as opening hours and online service provision.

The tourism & hospitality sector is well on its way to a full recovery post Covid_19 restrictions. Balerno is one of the fastest-growing suburbs in Scotland, with a brand new housing development being completed and considerably more in the pipeline.

Benefits:

- Superb central location in the heart of Balerno.
- Determination with a fully established, flourishing business
- Scope for expansion through various routes such as operating hours or online market development
- Well-maintained and recently fully refurbished facility
- Current owners are offering a full turnkey business to a discerning buyer who will have all the tools in place to start Business immediately

Early viewing is highly recommended

Tenure: Freehold

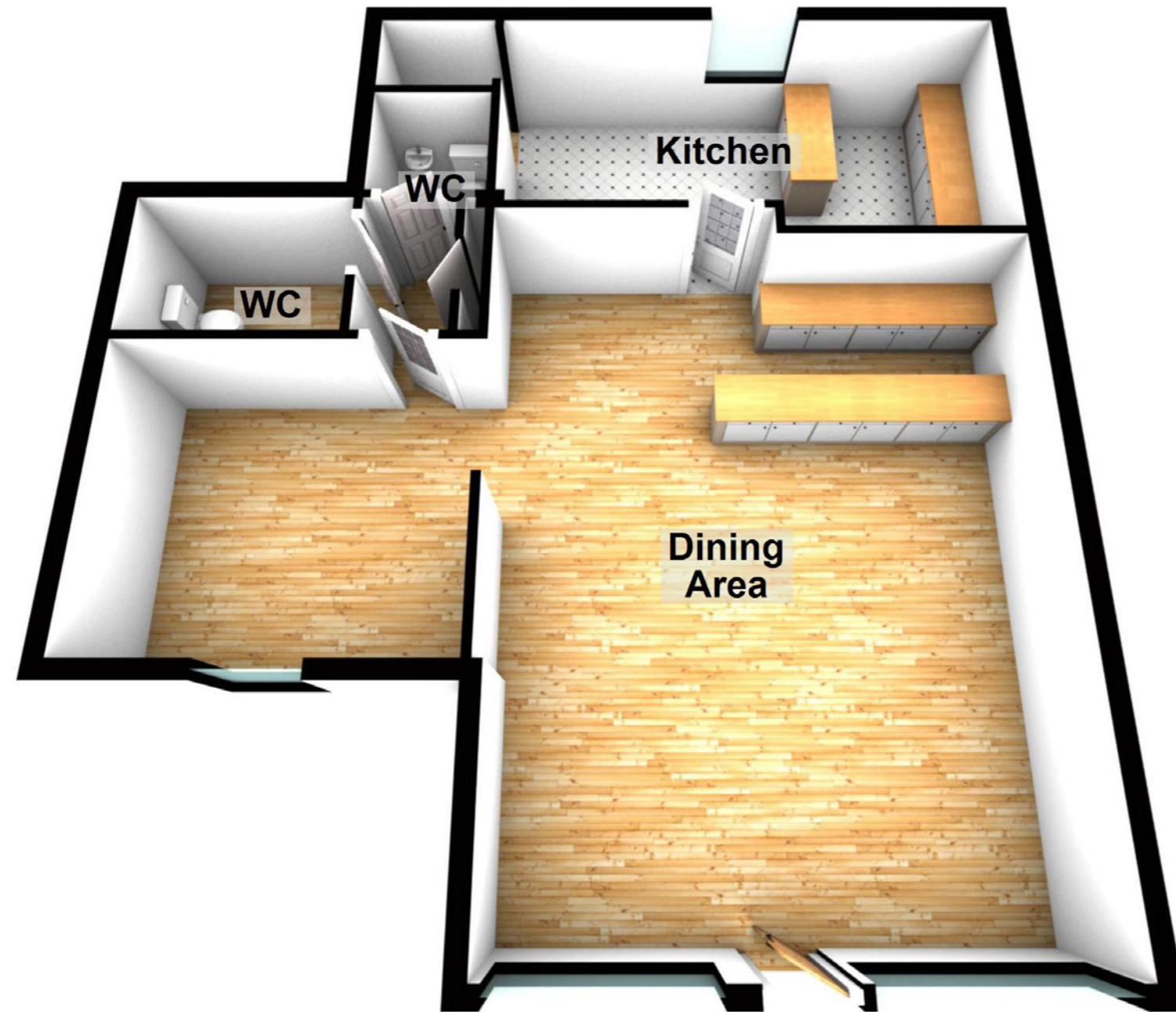








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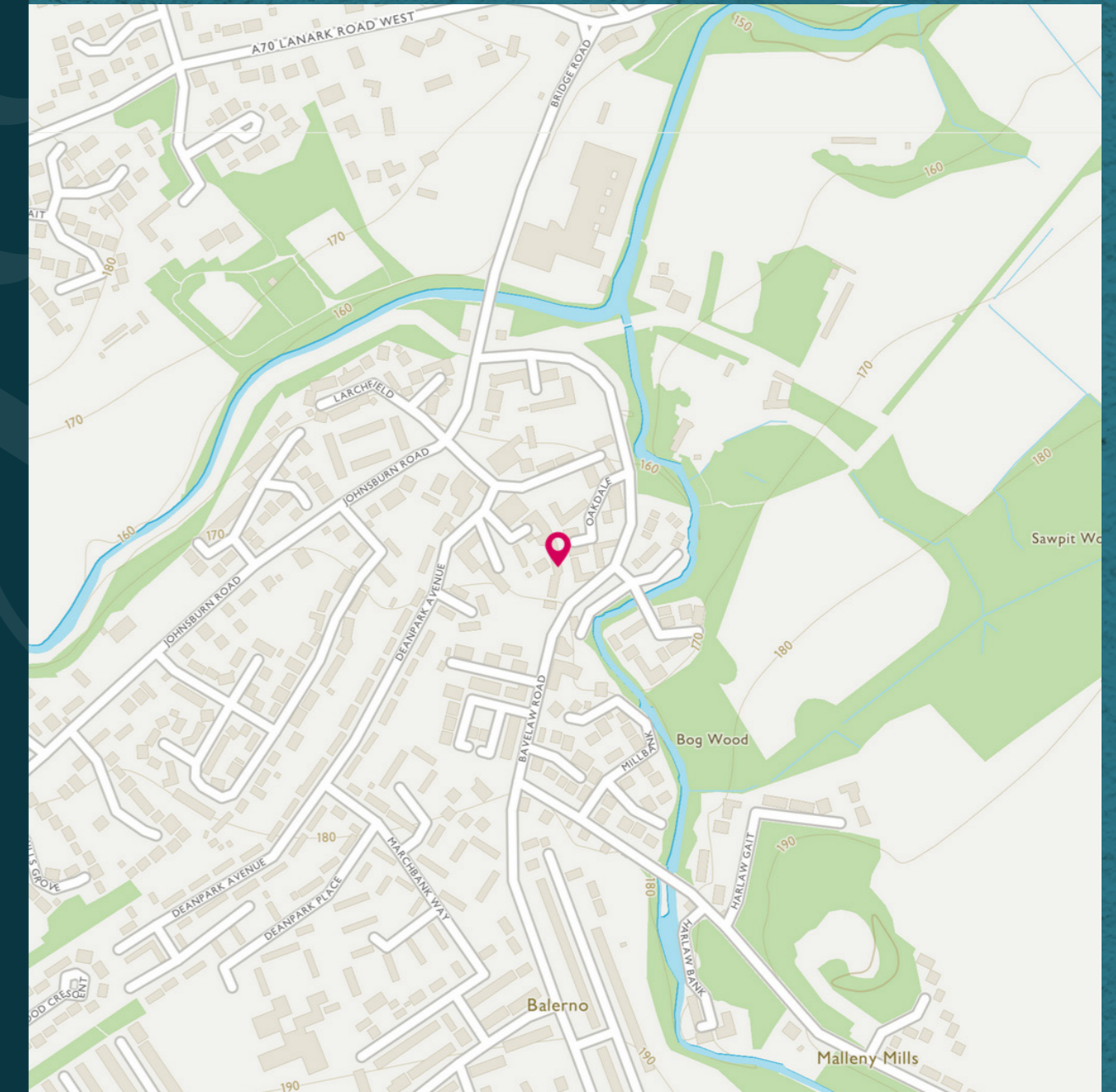


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**Approximate Dimensions
(Taken from the widest point)**

Dining Area	9.40m (30'10") x 7.30m (23'11")
Kitchen	5.60m (18'4") x 2.79m (9'2")
WC	2.30m (7'7") x 1.60m (5'3")
WC	1.30m (4'3") x 1.30m (4'3")



Location

BALERNO, EH14 7EH

Once a small hamlet miles from anywhere, Balerno has now blossomed into a picturesque village with a distinctive rural identity. Many years ago the village merged, linking the community with the capital. Whilst Balerno is only a short distance from Edinburgh city, its authentic rural personality is unmistakable. Hugged by lush greenery, mature woodland, the Water of Leith and the reservoirs, traversing the local area is a treat throughout the seasons. The charming period character of the centre's patchwork of traditional buildings add to Balerno's charm and cater beautifully to everyday needs.

You'll also find a library, primary and secondary schools, a dentist, doctors, banks, a building society, Post Office and a selection of pubs and restaurants. Carlyle's is the only cafe in the village, and it's quite literally now on the map! You'll find a cafe symbol on the pentlands map which attracts a lot of walkers and passer-by's to this incredible spot. Village life is active, the locals keep busy with clubs to suit every taste and once a month restaurant menus are broadened with the spoils of a bountiful farmer's market. Pay a visit and you'll soon be enjoying artisan loaves, local cheeses, homemade condiments, fresh fruits and vegetables, meat pies, pastries and mouth-watering home baking. Supermarkets and high street shops can easily be reached thanks to the City Bypass, with the city centre only twenty minutes away.

For drivers, the City Bypass offers an easy commute to the likes of Edinburgh Airport as well as The Gyle Shopping Centre and Hermiston Gait. For everyone else, an excellent bus service can be taken advantage of to reach almost any area of the city, while there is also the option of direct rail links into both Edinburgh and Glasgow. Dalmahoy Golf & Country Club can also be reached within a short drive from the property, to take full advantage of the sports, fitness and spa facilities on offer.

Balerno offers the best of both, languid pace of the country, with all the benefits of being well connected to the city.





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