



THIS PROPERTY IS LOCATED WITHIN THE VIBRANT AND BUSTLING AREA OF LEITH



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McEwan Fraser Legal is delighted to present to the market the popular and well-known 'Up The Junction' cafe located within a high footfall area of Leith. Due to early retirement, the business is being offered as a going concern on a freehold basis.

Up The Junction is well known within the area and benefits from local repeat clientele, as well as plenty of passing trade due to its prominent position on Great Junction Street, which is within walking distance to Edinburgh city centre.

The current owners have worked hard to establish the business over the last 7 years and it is now one of Leith's 'go-to' cafes with a 4.6 rating on Trip Advisor. The cafe is currently set for approximately 22 covers internally. The commercial kitchen has all the equipment required to prepare the popular menu items easily.

Accommodation comprises a welcoming cafe area with a serving counter and the kitchen and staff facilities to the rear. The current operating hours are Tuesday-Saturday 10am-3pm, with the option to increase the opening hours remaining.



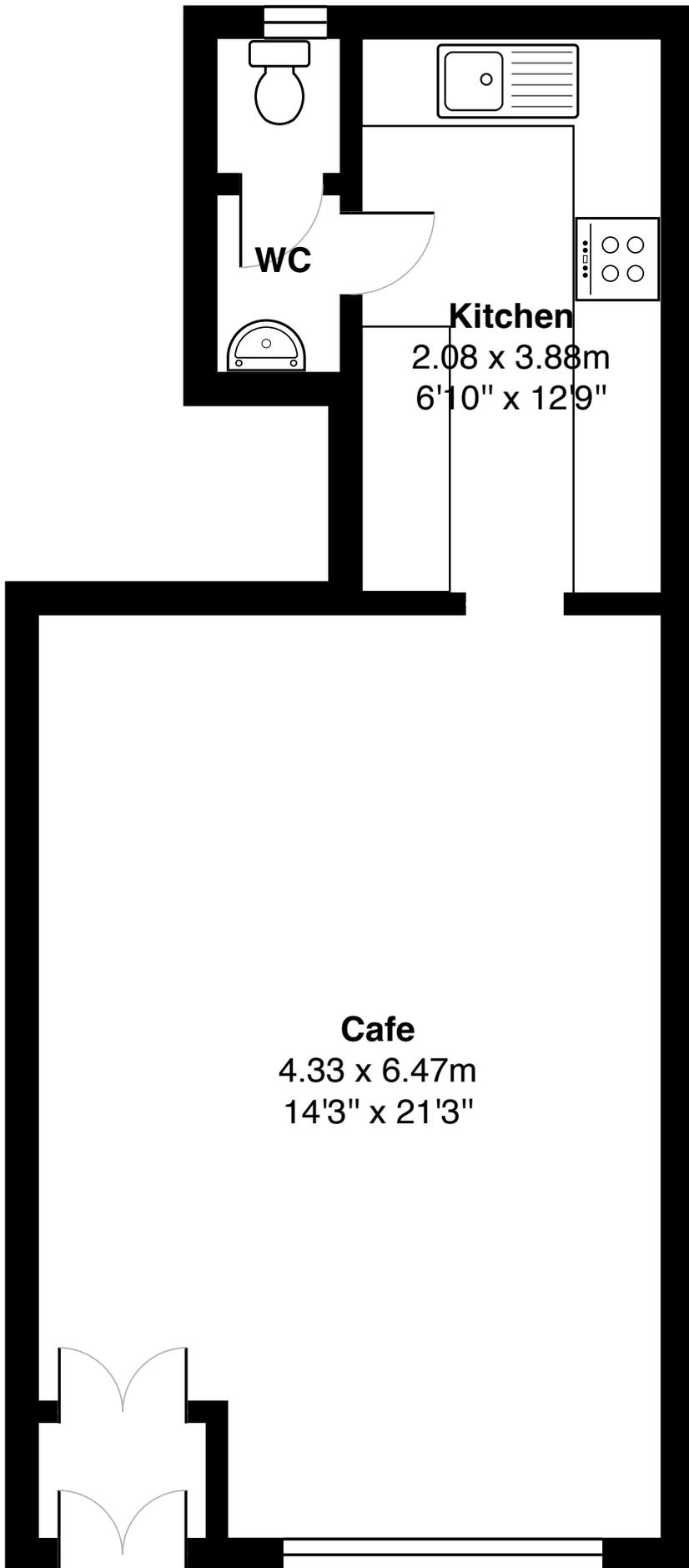




The Kitchen







Services: Mains gas, electric, water and drainage.

Tenure: Freehold

Accounts: Will be made available following a formal viewing

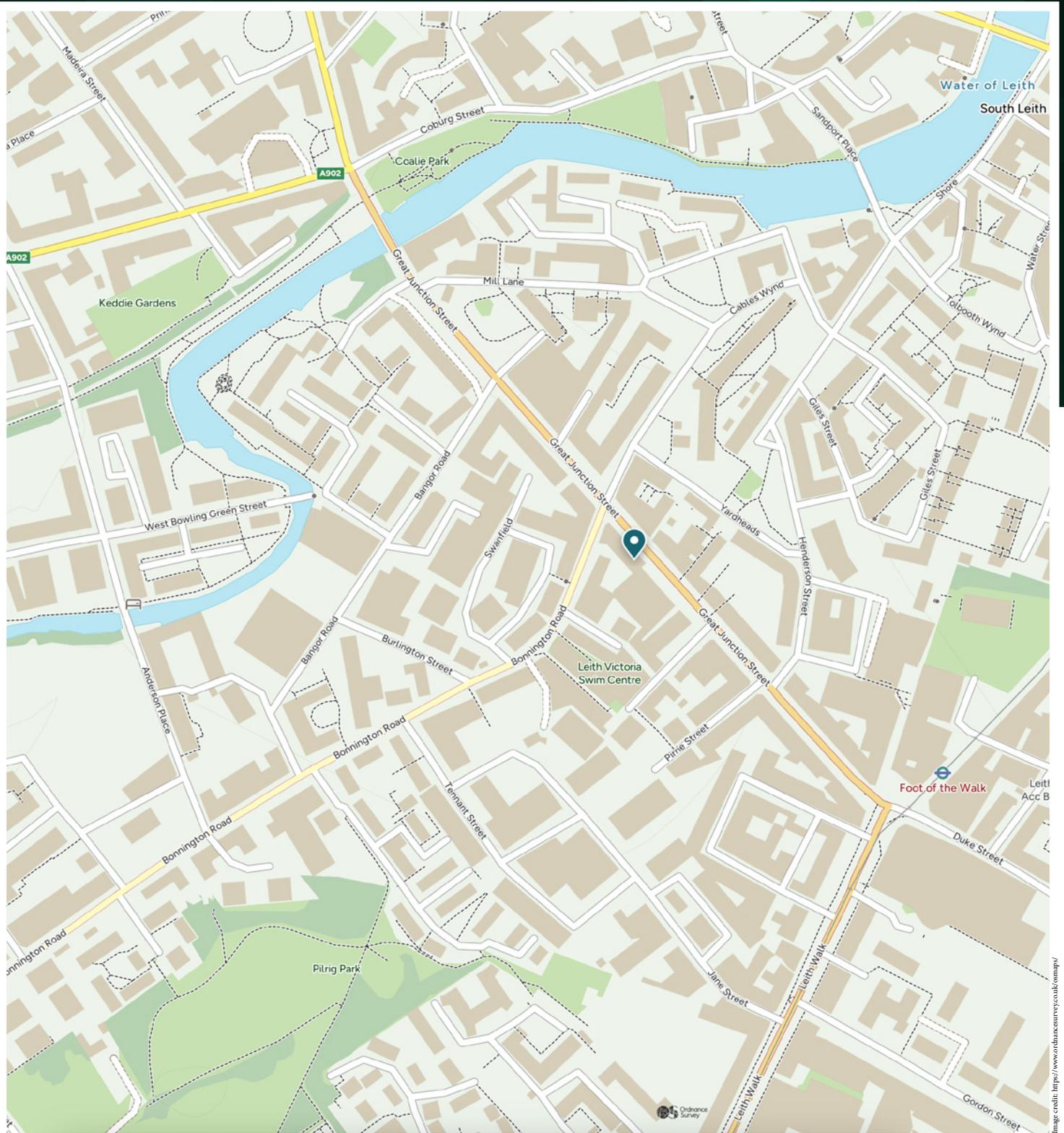


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



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Part
Exchange
Available



Text and description
CONNIE NUGENT
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Professional photography
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Layout graphics and design
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