

# GPS

## commercial

Ref: 31164



**Highly Rated Restaurant**  
**Leasehold Price: £95,000**

## An Outstanding Restaurant in a Busy Location

**Price:** £95,000 Leasehold

**Viewing by appointment:** Please contact 01323 727271 or email [info@gps-direct.com](mailto:info@gps-direct.com)

### Summary

This outstanding restaurant is located in an excellent trading position in Eastbourne's popular Little Chelsea area. It is equipped and decorated to an extremely high standard with many regular customers and an average TripAdvisor rating of 5.

### Location

The business is situated in the Little Chelsea area of Eastbourne's town centre. It occupies a prominent position on Grove Road and is within a 2-minute walk of the train station and main shopping centre. Little Chelsea is a popular area which hosts a number of annual events. There is an excellent section of independent retail shops, hair salons and other catering outlets.

With outstanding road and rail links to London, Gatwick and Brighton, Eastbourne is a flourishing seaside destination, attracting both tourist and commercial trade. It is noted for several major events, including the annual LTA tennis and its own spectacular annual air show. At the foot of the Downs, Eastbourne makes the ideal location for visitors to enjoy both town and country breaks. There is also a vibrant and thriving local economy.

### Business

The restaurant was established in 2018 and quickly developed a reputation as one of the best places to eat in the town with an average TripAdvisor Rating of 5 out of 5. With a focus on using local ingredients and produce, there is a large and loyal customer base.

The business is operated by our clients who each work, on average, 3 ½ days per week. There is also a small team of experienced staff.

Current operating times are:

- Monday & Tuesday – Closed
- Wednesday – 9.00 am to 4.00 pm



- Thursday, Friday & Saturday – 9.00 am to 11.00 pm
- Sunday – 9.00 am to 4.00 pm.

Full accounting information is available upon completion of a non-disclosure agreement.

### Lease

The current lease runs to 2027 at a current rent of £12,000 per year. We understand that the landlord will offer a new lease to the buyer if they prefer.

### Rates

Rateable Value - £10,750. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief (subject to the tenant's status), meaning no rates would be payable.

### EPC Rating - C

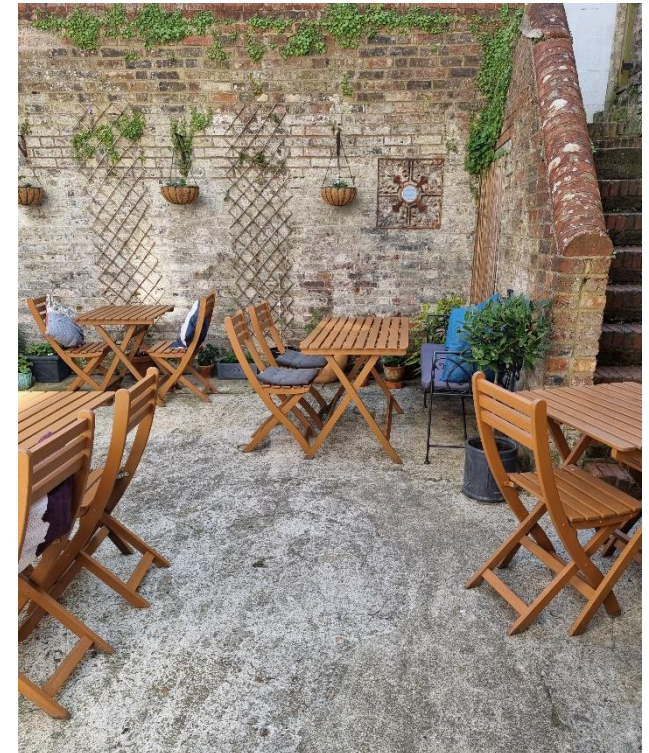
### VAT

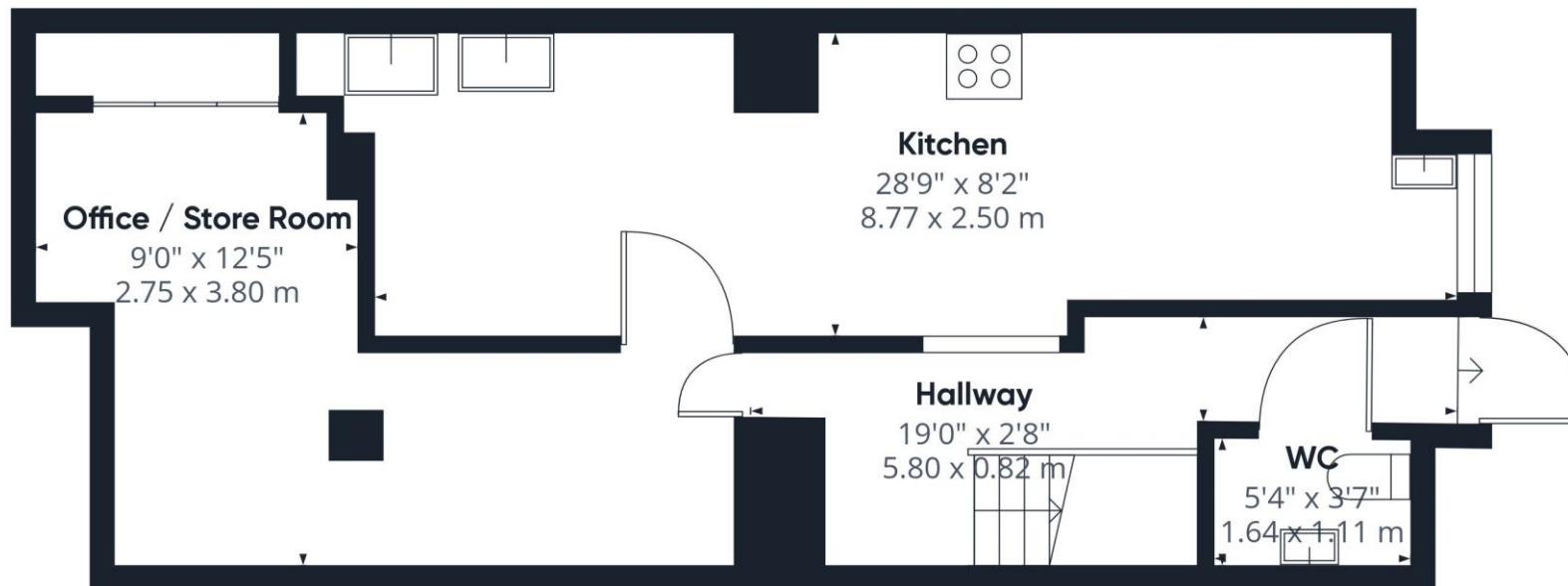
Unless otherwise stated, the terms quoted are exclusive of VAT. Applicants are advised to make their own enquiries as to whether VAT will apply to this transaction.



**43-45 Cornfield Road, Eastbourne, East Sussex, BN21 4QG**  
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Floor 0

**Approximate total area<sup>(1)</sup>**

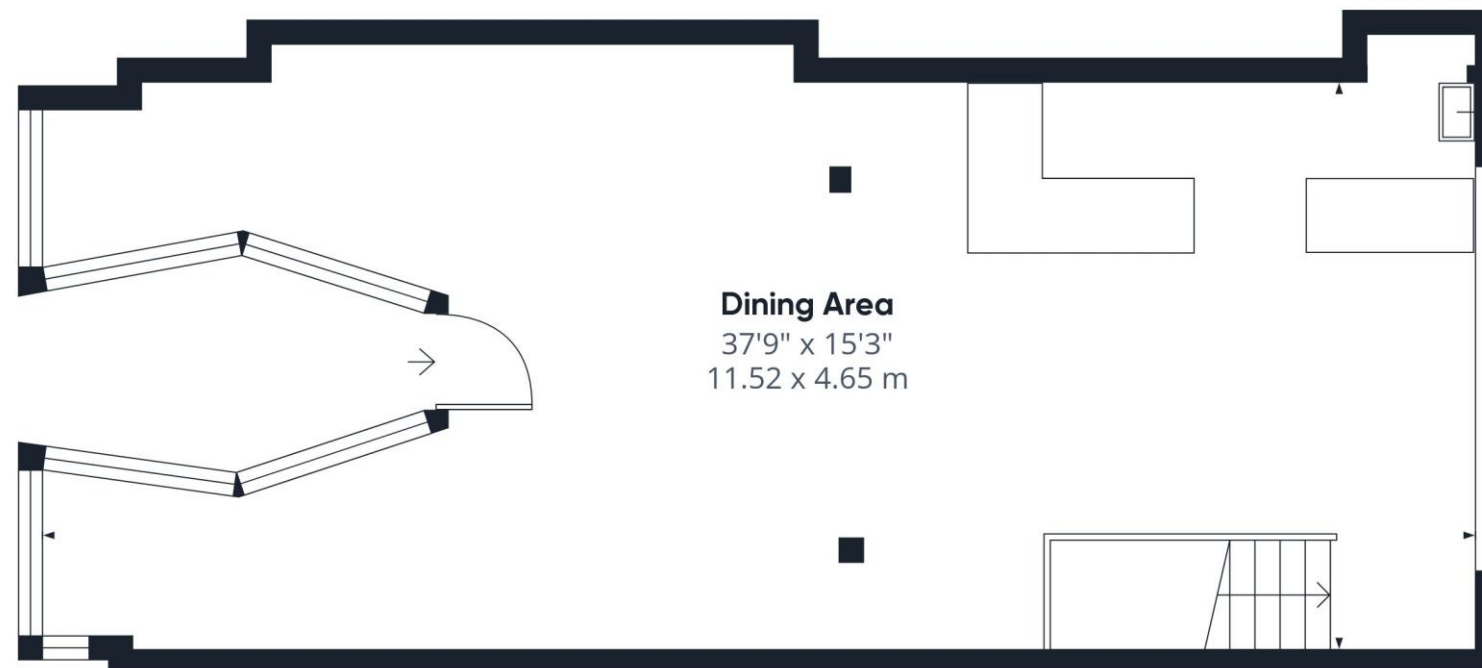
1010.09 ft<sup>2</sup>

93.84 m<sup>2</sup>

**Reduced headroom**

0.22 ft<sup>2</sup>

0.02 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**