

# GPS

## commercial

Ref: 31183



**Outstanding Italian Restaurant**  
**Leasehold Price: £60,000**



## An Outstanding Restaurant in a Busy Location

**Price:** £60,000 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 the high street of the growing and popular town of Hailsham, East Sussex. It is equipped and decorated to a high standard with many regular customers and an average TripAdvisor rating of 4.6.

### Location

The shop is on the high street in Hailsham town centre. There is parking very close by and several free car parks in the town. Hailsham is a thriving market town which, with a population of nearly 23,000, is the largest inland town in East Sussex and is currently undergoing a major transformation with thousands of new houses currently being built.

### Business

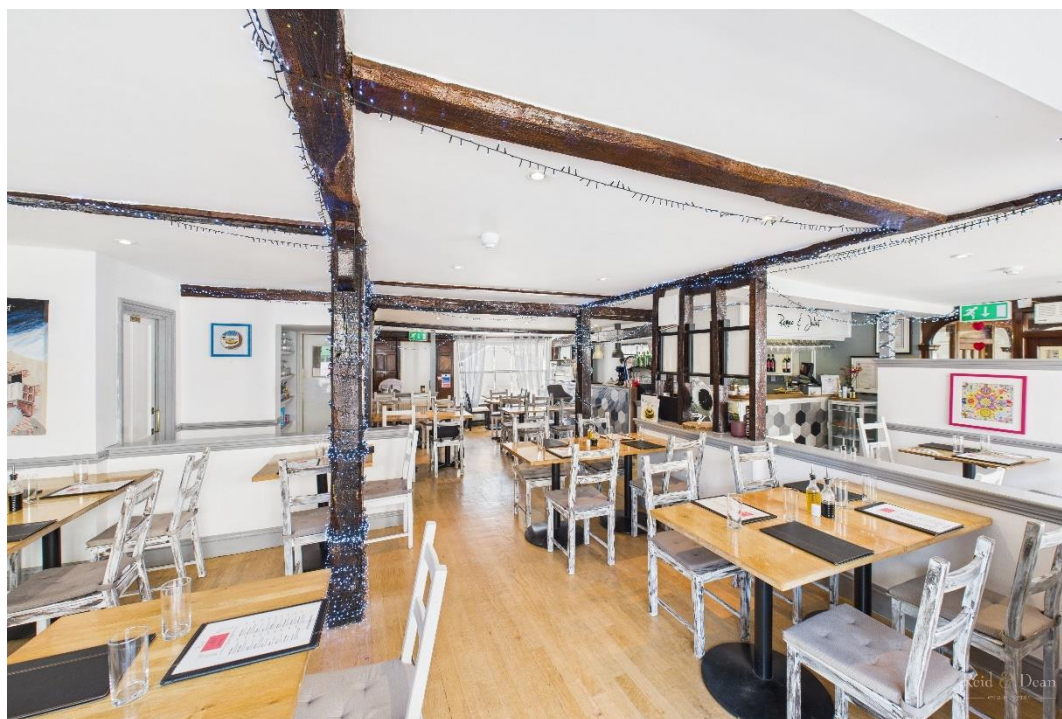
Established in 2021, this Italian restaurant has quickly become one of Hailsham's most popular dining spots, earning an impressive 4.6 rating on TripAdvisor. Using only the freshest ingredients, each dish is handmade and cooked to order. With its warm ambiance, dedication to quality and strong local following, the restaurant has become a must-visit destination in the area.

There is a well-equipped commercial kitchen which would also suit other cuisines should the buyer wish to change the style.

The business is operated by our two clients who each work full time with the assistance of a kitchen porter and four part time waiting staff.

Current operating times are:

- Monday, Wednesday & Thursday – 5.00 pm to 9.00 pm
- Friday – 5.00 pm to 10.00 pm
- Saturday – 12.00 pm to 3.00 pm and 5.00 pm to 10.00 pm
- Tuesday & Sunday – Closed





There is scope to increase opening times.

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

### **Premises**

The premises are decorated and maintained to a high standard.

Restaurant – measuring 35'8 (10.9m) by 28'9 (8.8m) with seating inside for up to 44 customers. There is a well-equipped bar and access to separate male and female WCs. Leading to:

Commercial Kitchen – measuring 29'4 (8.6m) by 11'11 (3.6m) the kitchen is specified to a high standard with extraction and many items of equipment included in the sale. Stairs lead down to:

Large Basement – an extremely spacious basement with several areas proving space for staff-changing, storage, drinks cellar, etc. There is a good-sized walk-in chiller.

Outside – accessed via the restaurant area and the kitchen, there is a walled courtyard with further seating at the rear.

### **Lease**

There is a 12-year lease from 2021 with a break clause in 2027 at a current rent of £18,000 per year. We understand that the landlord may offer a new lease to the buyer if they prefer.

### **Rates**

Rateable Value - £16,500.

**EPC Rating - D**

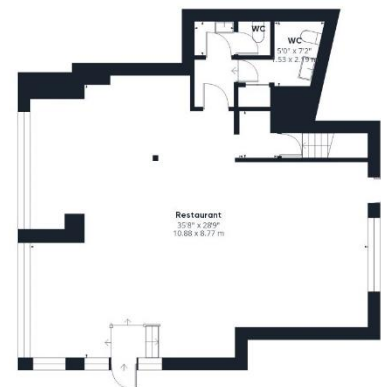
### **VAT**

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.





Floor -1



Floor 0



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

**Tel: 01323 727271 Email: [info@gps-direct.com](mailto:info@gps-direct.com) [www.gps-direct.com](http://www.gps-direct.com)**

GPS-Direct.com Ltd hereby give notice that: 1. Although these particulars are believed to be correct their accuracy is not guaranteed. 2. Prospective purchasers and interested parties should take all appropriate legal and professional advice so as to satisfy themselves by way of inspections and searches on all aspects of any prospective purchase and due commitments which may arise. 3. These particulars are provided for convenience only and no part of the descriptions will constitute an offer or should be part of a contract. Note: in respect of the Property Descriptions Act 1991, the agent has not tested apparatus, fixtures or fittings and therefore cannot verify any working state. A buyer is advised to obtain verification from a survey or solicitor.