

GPS

commercial



Licensed Coffee Shop in Hastings Old Town
Leasehold Price: £59,000

Ref: 31172

Licensed Coffee Shop on Hastings Old Town Seafront With Accommodation

Price: £59,000 Leasehold

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

The coffee shop is located in the highly desirable Hastings Old Town area. It overlooks the seafront and has flexible accommodation above. It is fully licensed and has a large commercial kitchen.

Location

Located on the seafront in the highly sought-after Hastings Old Town, this coffee shop enjoys a prime location in one of the most charming and vibrant areas of the south coast. Hastings is renowned for its rich historical heritage, complemented by contemporary attractions like the acclaimed Jerwood Gallery and the restored pier. A busy area year-round, the town hosts numerous events that draw many visitors, making it a thriving tourist hotspot.

There are more than 500,000 overnight visitors to the town each year with many more day-trippers. In addition, there is a growing local population and there is an increasingly 'bohemian' atmosphere.

Business

The business operates as a coffee shop serving a range of hot and cold drinks including barista coffees, speciality teas, iced coffees and other soft drinks. There is a selection bottled and draught beer and wine on offer. Food is also available including breakfasts, sandwiches, paninis, salads and light snacks. There is scope to increase the food offering and the possibility of introducing evening openings.

The business is operated by our client with the assistance of four part-time employees.

The current trading hours are 9.00 am to 5.00 pm – seven days per week.



Premises

Ground Floor

Coffee Shop Area – measuring 11.0m by 3.7m with a range of seating and tables, a counter and stairs leading to the upper parts.

Commercial Kitchen – 5.7m by 3.9m.

First Floor

Additional Seating Area – 5.8m by 4.2m.

Two WCs.

Storeroom 1 – 3.4m by 3.0m.

Storeroom 2 / Potential Lounge – 4.8m by 4.0m.

Second Floor

Bedroom – 4.0m by 3.4m.

Bathroom – 4.0m by 2.4m.

Storeroom 3 / Potential Bedroom – 4.0m by 2.4m.

Meeting Room / Potential Bedroom – 4.7m by 3.9m.

Lease

We are informed there is a 20-year lease from 2023 at a current annual rent of £24,000 and five yearly rent reviews.

Business Rates

Rateable Value - £13,000. 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.



FLOOR PLANS



 **25 The Waterfront, Sovereign Harbour, Eastbourne, East Sussex, BN23 5UZ**
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