



**Highly Rated Town Centre Coffee Shop**  
**Leasehold Price: £70,000**

Ref: 31184



## An Outstanding Coffee Shop in a Busy Location

**Price:** £70,000 Leasehold

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

### Summary

This outstanding coffee shop is located in a busy town centre position. It is fully equipped and decorated to a high standard with many regular customers.

### Location

The business is situated in the main shopping area of Eastbourne town centre, within a few metres of the entrance to the Beacon Shopping Centre which recently underwent a multi-million-pound renovation and extension. Nearby businesses include Nationwide Building Society, H Samuel Jewellers, Halifax Building Society, Marks & Spencer, etc.

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 business was established in 2011 and operates as a coffee shop, serving a range of hot and cold drinks including speciality barista coffees, speciality teas, iced coffees, smoothies and other soft drinks. There is a selection of sandwiches, toasties, cakes and pastries on offer.

The business is operated by two fulltime and one parttime members of staff, with limited day-to-day involvement from the owners. The coffee shop enjoys an outstanding reputation with many repeat customers.

The new owner will be required to change the business name but, given the location, we believe this will have little or no impact on the sales.





The current trading hours are:

- Monday to Thursday – 9.00 am to 4.00 pm
- Friday & Saturday – 8.30 am to 4.00 pm
- Sunday – 9.00 am to 3.00 pm.

### Premises

There is an outdoor seating area at the front of the coffee shop providing seating for 20 customers with an electrically operated canopy.

The main service and seating area measures 26'6 by 22'3 (8.0m by 6.8) with seating for 30 customers. There is a WC with disabled access and a storeroom at the rear. Behind the attractive counter, a trap door provides access to a large basement storage area. The entire premises are decorated and maintained to a very high level and the business is equipped to a high standard.

### Lease

The premises are held on a 15-year lease at a current rent of £25,000 per year (plus VAT). We understand that the landlord will grant a new lease to the buyer on terms to be agreed.

### Business Rates

Rateable Value - £22,500. (This is not the amount payable)

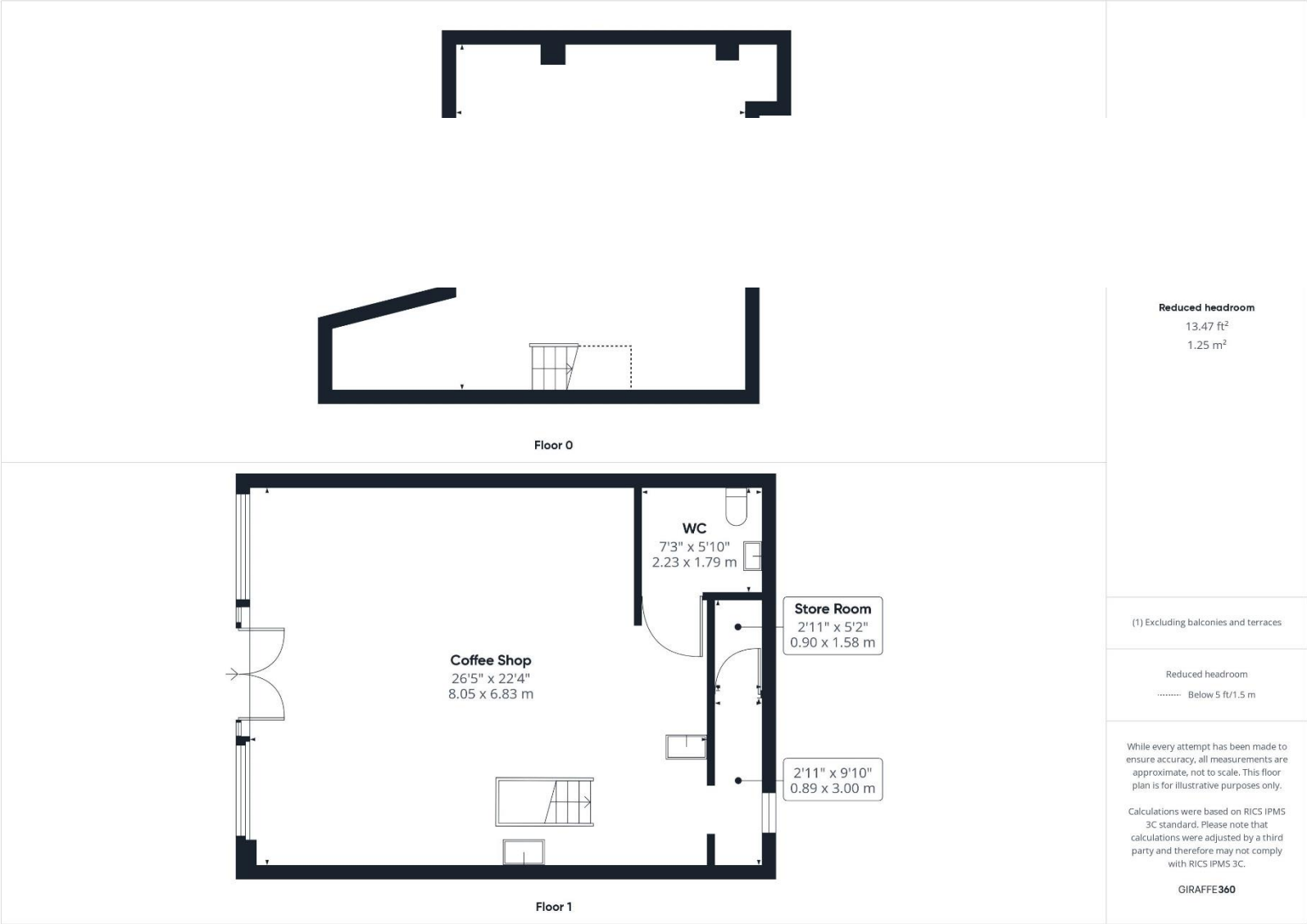
**EPC Rating** - TBC

### 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, BN23 5UZ**  
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