

TO BE SOLD

REF: 31060

LEASEHOLD PRICE £149,000

Very Busy Restaurant / Pub

Near Eastbourne, East Sussex

Summary

This is an opportunity to acquire a very busy restaurant / pub with a high turnover and profit. It has an outstanding reputation with a loyal customer base.

Location

The restaurant is located close to the thriving coastal town of Eastbourne. Eastbourne has a growing population of over 105,000 and is a popular tourist destination with over 4 million visitors each year. People are drawn to the area because it is consistently the sunniest town in the country as well as being attracted by the many major events including the International Tennis Tournament and Airbourne, one of the biggest free airshows in Europe.

Business

The business trades as a classic public house & restaurant with a strong bias towards food. It serves a menu of British cuisine, and it is extremely popular with local residents and visitors / tourists. Trade levels are high throughout the year with a significant increase during the summer months. Annual sales are in the region of £1,100,000 excluding VAT, and financial information will be made available to serious potential buyers.

Premises

The premises consist of a ground floor trade area with a bar, dining area with 110 covers, commercial kitchen and stores.

A staircase leads to three-bedroom accommodation.

A particular feature is the garden area which provides extra seating for 200 plus customers. There is also a well-equipped children's play area and a large car park.

Opening Times

Monday to Thursday	Food served 12:00pm – 7:00pm (Closes 9:00pm)
Friday & Saturday	Food served 12:00pm – 7:30pm (Closes 9:30pm)
Sunday	Food served 12:00pm – 5:00pm (Closes 7:00pm)

Lease

A 10-year lease from 2019 at a current rent of £52,250 plus VAT per year. Rent review at year five.

Terms: £149,000 for the leasehold interest, goodwill and fixtures & fittings.

For further information please – email info@gps-direct.com