

Ref: 31201



Premium for Lease & Equipment: £55,000
Fully Equipped Shop / Cafe to Let at £18,000 Rent

Fully Equipped Retail and/or Cafe Premises with Alcohol Licence to Let

Premium to Include Lease and Equipment: £55,000

Annual Rent: £18,000

Freehold Also Available – please enquire

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

Summary

A spacious and well-presented corner licenced (on and off) premises, currently trading as a successful artisan delicatessen and lifestyle boutique. The business is relocating for person reasons, and the premises are now available to rent. The property is fully fitted with a delicatessen display fridge, commercial kitchen (with extraction), and associated catering facilities. Offering flexibility for a variety of uses, it is ideally suited to continued retail, catering, or a combination of both. Arranged over ground and basement levels, the premises benefit from excellent visibility in a sought-after location.

Location

Eastbourne is a long-established and popular seaside town, attracting both leisure and business visitors throughout the year. The town is home to notable attractions including the Victorian Pier, Bandstand, seafront, the Sovereign Harbour complex, and access to the South Downs National Park.

The town also hosts a strong programme of year-round events such as the LTA Rothesay International Tennis Tournament, Airbourne, Beachy Head Marathon, triathlons, and the Magnificent Motors show, supporting a healthy mix of tourism and commercial trade. Recent investment has enhanced Eastbourne's profile, with the expansion of the Beacon Shopping Centre and redevelopment of the Congress Theatre, Tennis Centre, and Conference Centre.

With direct rail connections to London, Brighton and Gatwick, alongside excellent road links, Eastbourne remains a thriving and accessible destination for both visitors and residents.



The property occupies a prominent corner position at Cornfield Terrace and Blackwater Road in the desirable Lower Meads area. It is within walking distance of the town centre, seafront and mainline railway station.

Premises

The property presents an attractive shopfront with dual access points – from Cornfield Terrace and Blackwater Road. The ground floor provides two versatile retail/catering areas, a servery, fully equipped commercial kitchen, and WC facilities.

The basement level offers two additional rooms plus a separate storeroom, suitable for storage, preparation, or ancillary use.

The premises are finished and maintained to a high standard throughout, providing an immediate trading opportunity.

Equipment

There is a selection of very high-quality equipment including two delicatessen display fridges, a large counter fridge, upright display fridge, kitchen extraction hood, fridge, dishwasher, microwave, freezer, grill, convection oven, three-group espresso machine, coffee grinders, air conditioning units, gas hob, a range of free standing and built in shelving, etc.

Tenure

Leasehold on terms to be agreed and a commencing annual rent of £18,000.

Business Rates

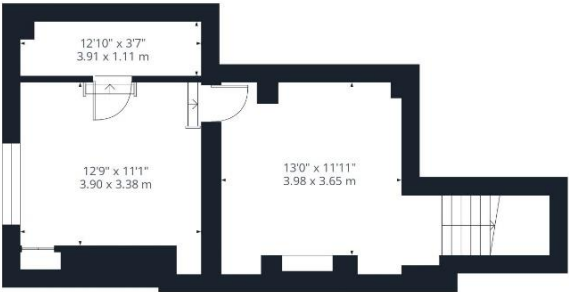
Ratable Value - £12,250. If the occupier qualifies for Small Business Rates Relief, we estimate the Rates Payable to be £509 per year.

EPC Rating

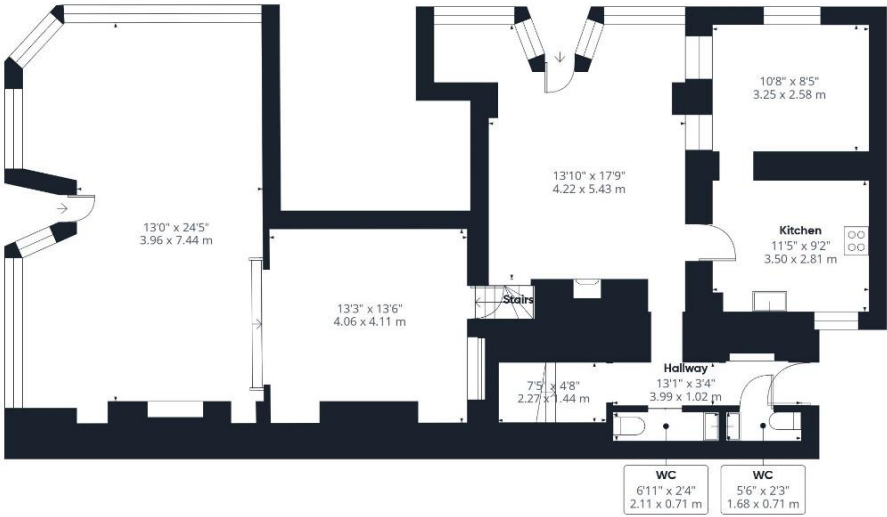
TBC



Floor Plans



Floor -1



Floor 0

Approximate total area⁽¹⁾

1542 ft²

143.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



25 The Waterfront, Sovereign Harbour, Eastbourne, BN23 5UZ
Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

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