

GPS commercial

Ref: 31224



**Busy Coffee Shop in Iconic Village
Leasehold Price £150,000**

A Very Busy Licensed Coffee Shop in the Idyllic Village of East Dean

Leasehold Price: £150,000

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

Summary

The Hikers Rest Coffee shop is ideally situated in one of the country's most visited areas. It is a thriving business which is busy all year round and is popular with both locals and visitors. There is a commitment to local ingredients and homemade products with food served throughout the day.

Location

The coffee shop occupies a prime position on the iconic Village Green in East Dean. It immediately adjoins the village green and famous Tiger Inn and benefits from free car parking only a few steps away. Situated close to the South Downs Way, it is a primary stop-off for visitors to Birling Gap, Beachy Head and the Seven Sisters. The site benefits from a large, free car park only meters away, and excellent public transport links to Eastbourne, Seaford and Brighton.

East Dean is in the heart of the South Downs National Park close to Beachy Head and Birling Gap - which attract over 1.5 million visitors each year. The village green of East Dean is a delightful conservation area with many flint-faced buildings, the popular pub, restaurant and delicatessen. There are many visitors to the village with around 300,000 coming each year - many of them attracted by the excellent walking and cycling on offer in the surrounding area.

Business

The business serves a range of breakfasts, light lunches and afternoon teas, snacks, pastries, cakes, etc. There is also a selection of barista coffees, teas, soft drinks and alcoholic drinks on offer. Everything from cakes and pastries to jams and chutneys is made fresh on-site. The current wet/dry split is approximately 50/50. Although not actively marketed, the quality of the food and drink has created demand for outside catering for local events at the nearby village hall. Turnover is increasing year on year and there is scope to develop the business further – particularly through the development of the outside catering offering, possibly introducing evening openings and online marketing.



The Property

The premises are very well equipped, well maintained and decorated to a high standard throughout. It includes:

Main Seating Area – 92 sq m. An airy 'L'-shaped area with ample space to comfortably accommodate 48 covers.

Kitchen – 18.4 sq m. A fully equipped commercial kitchen with extraction.

Storeroom – 9.9 sq m. Dry store with several fridges.

Ladies & Gents WCs – with disabled access.

Outside – There is outside seating at both the side, on the village green, and the rear of the premises with space for a further 48 covers. There is also private parking for three vehicles.

Opening Hours

The business trades seven days per week:

- Weekdays – 9:30 am to 4:30 pm (4:00 pm during the winter months)
- Weekends – 9:30 am to 5:00 pm

Staff

The business is supported by a settled, experienced team including:

- Management: 1 Deputy Manager (4 days/week) plus our client working 4 days per week.
- Kitchen: 1 Chef (5 days/week) and 2 Kitchen Assistants (5 days/week and 3 days/week).
- Front of House: 1 Café Assistant (4 days/week) and 3 weekend assistants.

Shift Pattern: Typically, four staff on weekdays and five at weekends to manage high demand.



Business Rates

Rateable Value: To be confirmed

EPC Rating

B

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.

Tenure

The current commercial lease commenced in 2020 for a term of 10 years at a current rent of £34,560 plus VAT.

Floor Plan



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

NOTICE: GPS have provided these particulars just for illustration and prospective buyers or tenants must instruct their own advisors to check all matters relating to the property, its title, any planning consents & building regulations and outgoings; to any associated business. These particulars do not constitute an offer or form part of a contract. GPS has not conducted a detailed survey or tested services, appliances, or fittings; and any dimensions, floor plans and photographs provided are for indicative purposes only. GPS offer no warranties in relation to the property.