

Ref: 31240



Exceptional Lifestyle Business in the Heart of Historic Rye
Leasehold Price: £35,000

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

Summary

An excellent opportunity to acquire a long-established and highly regarded café in one of East Sussex's most sought-after tourist destinations.

Café on the Quay occupies a prominent trading position overlooking Rye's historic Quayside and has been owned and operated by the same family for many years. The business has built an excellent reputation amongst local residents and the many visitors who flock to Rye throughout the year.

Above the café is a beautifully presented one-bedroom apartment currently used for holiday accommodation but equally suitable as owner's or manager's accommodation.

Location

Rye is widely regarded as one of England's most attractive medieval towns and is consistently recognised as one of the South East's premier visitor destinations.

Situated close to the historic Citadel, Mermaid Street and the town centre, Wish Street forms one of the principal approaches into Rye and enjoys high levels of both pedestrian and vehicular traffic throughout the year.

The café occupies a particularly prominent position overlooking the Quayside, surrounded by independent retailers, restaurants, cafés, galleries and tourist attractions. Rye benefits from a thriving year-round local population together with substantial seasonal tourism, creating an excellent trading environment for hospitality businesses.

The town is easily accessible via the A259 and benefits from a mainline railway station providing services to Ashford International, Brighton and Eastbourne.



Business

Café on the Quay has traded successfully for many years under the current family's ownership and enjoys a loyal local customer base together with significant passing tourist trade.

The business currently operates as a traditional daytime café serving breakfasts, lunches, hot and cold drinks, cakes and light refreshments.

Opening hours are intentionally limited to:

- Saturday: 9.00am – 2.30pm
- Sunday: 9.00am – 2.30pm

The business is operated by a family member together with several part-time staff.

The restricted trading hours present a clear opportunity for incoming owners to increase turnover by opening throughout the week or extending trading hours, subject to their own business model.

The business is now reluctantly offered for sale due solely to the owner's ill health.

Currently operated on limited opening hours, the café offers considerable scope for a new owner to increase trading by extending opening times, introducing evening opening or licensed trading (subject to any necessary consents), expanding the takeaway offer or increasing online marketing and deliveries.

The premises are fully equipped and presented in genuine walk-in condition, enabling a purchaser to begin trading immediately.

Premises

The premises comprise a well-presented ground floor café with attractive customer seating overlooking the Quay.

The café provides seating for approximately 32 customers internally and at least 8 customers externally.

The commercial kitchen is comprehensively equipped and includes:



- Commercial extraction canopy
- Four-ring cooker
- Grill
- Griddle
- Three deep fat fryers
- Bain-marie
- Dishwasher
- Espresso coffee machine (held on rental agreement)
- Two microwave ovens
- Toaster
- Selection of commercial refrigerators
- Freezers
- Stainless steel preparation areas and storage

The premises are offered fully equipped, allowing an incoming purchaser to continue trading immediately.

Accommodation

Located above the café and accessed internally via the commercial premises is exceptionally well-presented residential accommodation currently used as holiday letting accommodation.

The accommodation includes a spacious living room with access onto a private balcony, modern fitted kitchen, double bedroom with en-suite bathroom.

Also located on the first floor are: Separate customer WC, and separate staff WC.

The accommodation is attractively furnished and finished to a high standard and would make ideal owner's accommodation, manager's accommodation or could continue to generate additional income (subject to any necessary permissions).

Lease
The premises are available by way of a new full repairing and insuring lease at a commencing rent of £30,000 per annum.

Lease length and other terms are subject to negotiation.



Premium

The business, goodwill, fixtures, fittings and equipment are available for a premium of £35,000. Stock at valuation.

Rates

Rateable Value - £10,000. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief (subject to the owner’s status), meaning no rates would be 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 Tel: 01323 727271 Email: info@gps-direct.com www.gps-direct.com

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