

Ref: 31241



Coffee Shop Close to Mainline Train Station
Leasehold Price: £50,000

Busy Coffee Shop Close to Hampden Park Train Station

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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 easily operated coffee shop in a prominent position in Hampden Park, Eastbourne.

The Filling Station has been in the same ownership for more than 20 years and is now offered for sale due to the owners' retirement. The business has established a loyal local customer base and specialises in excellent takeaway coffee together with a range of other hot and cold drinks, sandwiches, snacks, etc.

Currently operated by a husband-and-wife team, the business trades only from 6.00am to 2.00pm Monday to Friday, providing an excellent work/lifestyle balance and significant scope for an incoming owner to increase turnover through longer opening hours and weekend trading. Equally, there is scope to significantly increase turnover by extending the operating hours.

The premises also benefit from outside seating for approximately 20 customers and are ideally positioned close to Hampden Park railway station, providing regular services towards Brighton, Eastbourne and London.

Location

Hampden Park is a well-established residential and commercial area approximately two miles north of Eastbourne town centre.

The business occupies a convenient position on Brassey Avenue and is situated very close to Hampden Park railway station with frequent trains towards Brighton, Eastbourne and London. Hampden Park benefits from a substantial surrounding residential population, together with schools, local shops and other community facilities, providing a strong base of local customers. The location is particularly well suited to a takeaway food business, benefiting from passing trade together with the nearby railway station and established local community.



Business

The Filling Station has been operated by the current owners for over 20 years and has built up a loyal customer base during this time.

The business specialises in speciality coffee, other hot and cold drinks, sandwiches and snacks. Our clients pride themselves on the quality of their coffee and as a result the business has developed an excellent reputation.

It is currently run by the husband-and-wife owners and is deliberately operated on relatively short hours:

- Monday – Friday: 6.00am – 2.00pm
- Saturday & Sunday: Closed

The existing opening pattern provides an excellent lifestyle business for an owner-operator, whilst also leaving substantial scope to increase turnover by extending the hours and/or introducing weekend trading.

Premises

The premises provide a straightforward and well-established takeaway food operation with facilities suitable for the current business. There is a retail area with internal seating for up to 10 customers, and small open-plan kitchen area, rear storeroom leading to a staff WC.

There is also outside customer seating for approximately 20 people on a patio area at the side of the property and on the pavement at the front - providing additional capacity during the warmer months.

The property is offered with the fixtures, fittings and equipment necessary to continue operating the business, subject to the usual inventory.

Lease

We understand that a new lease will be offer to the new owner on terms to be agreed with the landlord.



Premium

The business, goodwill, fixtures, fittings and equipment are available for a premium of £50,000. Stock at valuation.

Rates

Rateable Value - £4,700. 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 – Exempt (detached and below 50 sq m)

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 PLAN



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