



Iconic Seafront Ice Cream Shop / Café
With Planning Consent for 3 flats
Freehold Price: £1,150,000

Iconic Gelato / Ice Cream Business on Eastbourne's Seafront

Price: £1,150,000

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

Summary

This is an iconic business, which has been established for over 50 years and is widely regarded a local landmark. It is a highly profitable ice cream/gelato shop and cafe and is one of only a handful of retail businesses on Eastbourne's historic seafront.

The extensive upper parts of the building, currently arranged as an extremely spacious maisonette, have planning consent to create 3 self-contained flats (EBC reference 250278).

Location

The business enjoys arguably the best trading location in the town, a corner position directly opposite the seafront and a 5-minute walk to the pier and town centre.

With excellent road and rail links to London, Gatwick and Brighton, Eastbourne remains a flourishing seaside destination, attracting both tourist and commercial trade. It is noted for several major events, including the annual LTA tennis and its own spectacular annual air show. At the foot of the Downs, Eastbourne makes the ideal location to enjoy both town and country breaks.



Business

The business operates as a gelato/ice cream parlour with extremely high levels of trade during the spring and summer months. It also offers a range of hot and cold drinks, snacks and light meals which ensures a good level of business during the winter months. The business has been trading in this location since 1967 and has become a local landmark with an outstanding reputation with both residents and the many visitors to the town.

The current trading hours are Monday to Friday – 9.00 am to 4.00 pm and weekends – 9.00 am to 5.00 pm. However, there is scope for much later closing times during the spring and summer.

The offering includes homemade, artisan gelato and ice cream, sundaes, waffles, cakes, breakfasts, sandwiches, baguettes, etc.

The business is currently run almost entirely by staff with minimal input from our client.

Premises

On the ground floor, there is a large, very well-equipped counter and two distinct seating areas – as well as outside seating. There are stairs leading to the basement with WCs, storerooms, gelato preparation kitchen, etc.

Stairs from the ground floor leading to the accommodation, all of which enjoy outstanding sea views.

First Floor

Lounge – 7.2m by 4.5m

Kitchen – 4.4m by 3.5m

Office – 2.3m by 2.0m

Shower Room



Second Floor

Bedroom 1 – 7.3m by 4.5m

Bedroom 2 – 2.7m by 2.4m

Bathroom – 3.3m by 3.0m

Shower Room

Third Floor

Bedroom 3 – 4.7m by 4.0m

Bedroom 4 – 4.7m by 3.7m

Bedroom 5 – 4.3m by 3.5m

Bedroom 6 – 3.6m by 2.4m

Fourth Floor

Loft Room – 5.3m by 3.8m



TENURE: Freehold with long lease (virtual freehold) for part of the ground floor.

BUSINESS RATES: Rateable Value - £16,750.

ACCOMMODATION COUNCIL TAX BAND: C

EPC RATING: D

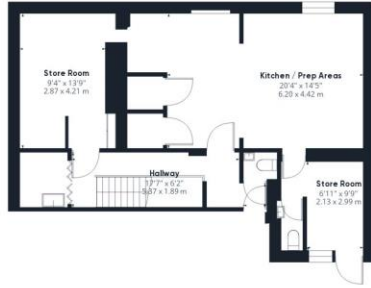
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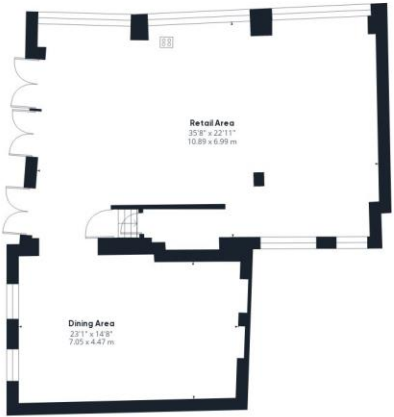
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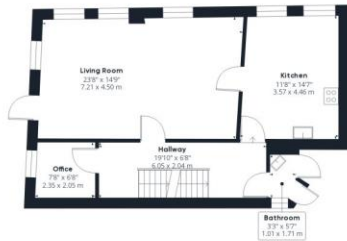
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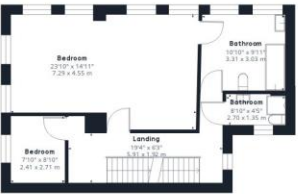
Floor 0



Floor 1



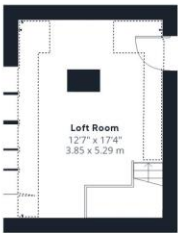
Floor 2



Floor 3



Floor 4



Floor 5

Approximate total area⁽¹⁾

3140.36 ft²
291.75 m²

Reduced headroom

60.89 ft²
5.66 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.