

GPS

commercial

Ref: 31229



Popular Tearoom in Meads Village
Leasehold Price £45,000

Popular Tearoom in Sought-after Meads Village, Eastbourne

Leasehold Price: £45,000

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

Summary

With its prime Meads Village location — close to well-regarded private schools, affluent residential catchment and tourist routes linking Eastbourne seafront with the South Downs — this long-established tearoom benefits from a steady flow of both local and visitor trade. The business is an easily operated tearoom serving a range of hot and cold drinks, cakes, pastries, hot & cold sandwiches, etc.

Location

The business is situated in the heart of Meads Village, one of Eastbourne's most desirable and characterful areas. Meads is known for its tree-lined streets, attractive Victorian and Edwardian housing, and its vibrant local community. Meads Street offers a parade of independent shops, cafés, restaurants and pubs alongside convenience stores including Tesco Express and Co-op.

The area benefits from excellent local amenities, with highly regarded schools such as Bedes and St Andrews close by, and access to leisure and outdoor pursuits. The seafront and Holywell beach are just a short walk away, while the South Downs National Park and Beachy Head are very close by, providing year-round appeal for walkers and visitors.

Meads Village supports a range of niche and specialist retailers, wellness services and lifestyle businesses, drawing a loyal local customer base from an affluent residential population. The area also benefits from tourist footfall, particularly in warmer months, with visitors attracted by the seafront, promenade and cliff-top walks. Regular community events, such as the popular "Meads Magic" event, further boost visitor numbers and create a lively trading environment.

Eastbourne town centre is approximately 15–20 minutes' walk away, offering additional shopping, cultural and transport facilities. Overall, Meads combines the charm and atmosphere of a village setting with excellent accessibility and a strong, sustainable customer base.



Business

An outstanding opportunity to acquire a well-regarded traditional tearoom, ideally situated in the heart of the affluent and charming Meads Village, Eastbourne. Trading successfully from these character premises for approximately 18 years, the business has firmly established itself as a cornerstone of the local community, enjoying an excellent reputation and consistently good reviews from both a loyal, local clientele and visitors to the area.

The business specialises in a selection of hot and cold beverages, pastries, toasties, cakes, artisan breads, and sandwiches, serving a balanced mix of eat-in and takeaway custom. The premises feature an inviting, traditional front-of-house seating area, complemented by external seating on the prominent brick-paved pavement. Currently, the business is operated efficiently by our client with the assistance of one full-time member of staff.

Key Features & Growth Potential

- **Turnkey Operation:** Including regular customers and fully equipped.
- **Unexploited Premises Capacity:** While cakes and sandwiches are currently prepared offsite, the property boasts a basement level equipped with a dedicated kitchen, prep kitchen, and commercial baking ovens. There is scope to provide access to the quiet rear courtyard for customer seating.
- **Significant In-House Expansion:** There is scope for an incoming owner-operator to substantially increase profit margins by bringing all baking and food preparation completely in-house.
- **Prime Location:** High-footfall position within a vibrant, supportive village community close to the Eastbourne seafront, local colleges, and scenic walking routes.

The Premises

The premises occupy the ground floor and basement of an attractive period property, benefiting from level access and well-presented shopfront.

Retail & Customer Seating Area

There is a counter and display fridge with customer seating for approximately 11 people inside – with pavement seating outside for a further 10. Main items of equipment include two-group expresso machine, coffee grinder, drinks fridge, electronic till, double contact grill, etc.



Kitchen

With stainless steel sink, handwash basin, gas stove, convection oven, fridge, freezer, two microwaves, etc. Rear door leading to:

Customer WC

Rear Courtyard

Basement

With limited head height. There is a large stainless steel sink, handwash basin, two baking ovens, freezer, etc.

Tenure

The premises are held on a commercial lease which commenced in June 2025 for a term of ten years at a passing rent of £14,250 per annum (reviewed on 5th anniversary).

Business Rates

Rateable Value: From April 2026 - £8,100. This figure is used to calculate the Rates Payable, and the property qualifies for 100% Small Business Rates Relief – subject to the tenant’s status.

EPC Rating - C

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.



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; physically 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.