



**8 Mimram Road, Pevensey, BN24 5DZ**

**Asking Price £42,500**

Rare opportunity to acquire a popular Coffee Shop in a unique and sought after location! The business is the only coffee shop/cafe in the direct vicinity, surrounded by a cluster of non-competing shops. Benefiting from a loyal customer base and a strong community reputation, the shop is fully operational and ready for a smooth transition into new ownership.

This is an asset sale, including all fixtures, fittings, equipment, stock, staff, and goodwill. The layout and setup offer excellent scope for growth and increased revenue, including options for evening openings, craft sessions and groups, venue hire, alcohol sales (subject to licensing), catering services, or retail add-ons. The Coffee Shop occupies a prime corner plot in the Centre of Stone Cross and is part of one of the busiest parades of shops in East Sussex. It is surrounded by free parking, and has a neighboring Primary School, Pre-school, Doctors, Dentist, Pharmacy, Estate Agent, and Vets. Internally the main shop has space for up to 30 covers and benefits from large windows to the front and side, allowing lots of natural light and visibility to passing traffic. There is space for outside seating with a canopy to the front. The premises qualifies for full business rates relief. The rent is £21,000 per annum on a 10 year lease from 2023 which will be re-assigned to the new buyer. There is a tenant only break option at 5 years.

This is the perfect opportunity to put your own stamp on a ready made business with great potential!

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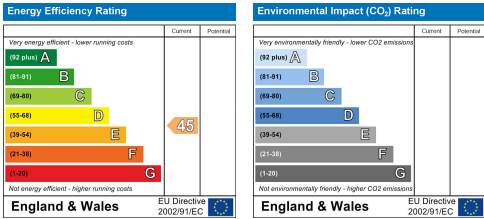
- Unique Location
- Popular Business
- Fully Fitted
- Fixtures and Equipment Included
- Close to Local Ameneties
- 28 Covers + Outdoor Seating
- Extensive Potential
- Established in 2023
- 5\* Reviews
- Proceedable enquiries only



Directions







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.