



8 Mimram Road, Pevensey, BN24 5DZ

Asking Price £35,000

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

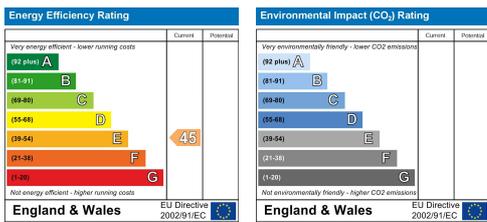
Disclaimer



[Directions](#)

Tel: 01424 730678





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