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APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

HIGH ST - UCKFIELD - EAST SUSSEX

LEASEHOLD LIC. DAYTIME CAFE/RESTAURANT

WITH SELF CONTAINED 4 BED FLAT ABOVE



- ◆ **BUSY HIGH STREET LOCATION**
- ◆ **FULLY EQUIPPED 56+ COVER CONCERN**
- ◆ **4 BED FLAT CURRENTLY SUBLET @ £30,000 PA**
- ◆ **TREMENDOUS POTENTIAL FOR EVENING TRADE**

PRICE:

LEASEHOLD £79,950

REF: C1245

LOCATION

These well presented premises occupy a prime High Street trading location in the centre of this prosperous Sussex town being adjacent to all the major multiple stores, banks and offices. The business draws trade from over a wide catchment area.

BUSINESS

This is a well established concern which formerly traded as a Poppins Restaurant and so its a professionally well laid out and presented 56+ cover concern serving a traditional grilled breakfast cafe and brunch menu along with burgers, sandwiches and paninis. Sadly the business has suffered over the past 9 months with the opening of a new Greggs bakery nearby. It now needs an enthusiastic new vendor to change the format and perhaps open later opening hours in the evenings to take advantage of the drinks licence to bring the turnover back to where it once was. Food Hygiene rated 5 stars. Alternatively it would be suitable for a complete change of menu and style of cuisine.

TURNOVER

We are informed that the business currently takes around £2,500 - £3,000 pwk.

It was taking £7,000+ PWK up until August 2025 when a Greggs opened nearby.

HOURS

9.00am - 4.30pm Mon to Sat 9.30am - 2.30pm Sun

PREMISES

Parade premises with single entrance, (but with fitted by-fold doors enabling a fully open frontage in clement weather if desired). Tiled flooring and suspended ceiling throughout. Large TV. Tables and chairs and bench seating for some 56+ covers with separate ladies and Gents WC's (with hand wash basins) to the rear. To the rear of the restaurant is the open servery/Kitchen. Fully fitted with st/stl work tops, coffee machine and grinder, st/stl sink, cash register, 2 freezers, 2 pot bain marie, large grill/hotplate with extractor unit, glass fronted drinks display fridge, chilled glass fronted display cabinet, 3 fridges, electric cooker with hob, lincat grill, toaster, insectocuter. Rear Prep Room with st/stl sink and work tops, dish washer, hand wash basin. Store area to rear with 2 upright fridge freezers. Walk in cold room. Stairs up to rear yard.

Outside: Rear yard with vehicular access and parking for 3-4 vehicles.

LIVING ACCOMMODATION

Self contained 4 bed flat with rear access. Currently sublet and producing an income of £30,000 pa.

TENURE

Approx 5 years remaining on renewable lease. Rent £33,000 pa.

EPC RATING

TBA

BUSINESS RATES

TBA

Price: Leasehold £79,950



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Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.