

Cafe Premises For Sale or Let

LEGAL
HASTIN&S



Cafe Premises, Harbour Road, Eyemouth, TD14 5HY

OFFERS OVER £85,000 / £675 PER MONTH



A Well Appointed Café Premises, Primely Positioned On The
Harbour-side Just A Short Stroll From The Beach And
Promenade With Excellent Levels Of Footfall



Located on the side of Eyemouth's busy working harbour, this cafe premises is perfectly placed with excellent levels of footfall being just a short stroll from the beach and promenade.

Having been trading until very recently as the Waterfront Cafe, this is a prime opportunity for those seeking a business venture within this bustling seaside town which benefits from excellent levels of tourism. With a holiday park in Eyemouth itself the town also benefits from increased levels of footfall particularly throughout the holiday season.

The well appointed interior comprises of a sizeable seating/trading area with great window frontage and views to the harbour, along with a serving counter to one corner. A kitchen area extends off which has external access to a useful rear yard with store. Good internal storage is provided off the hallway that leads to the toilet and baby changing facilities.

LOCATION

Eyemouth is steeped in the traditions of the sea with the central harbour and beach proving a popular tourist attraction, while the local area is also admired by sub-aqua divers and walkers. Local facilities, all within easy walking distance include primary and modern secondary schools, health centre, 18-hole golf course, swimming pool and sports centre. Eyemouth is ideally situated for exploring the Berwickshire coastline including the nearby St Abb's Head Nature Reserve, while the surrounding countryside is renowned for its outstanding natural beauty with rolling hills and plentiful farmland. The A1 trunk road is within 2 miles of the town giving quick and easy access to Edinburgh and Newcastle, while the historic town of Berwick upon Tweed lies some nine miles to the south providing a wide range of supermarkets, larger shops, sporting and entertainment facilities.

HIGHLIGHTS

- Prime harbour side location
- Excellent levels of footfall
- Good window frontage overlooking the harbour
- Successful history as a busy café premises



- Potential for change of use for other business ventures

SERVICES

Mains water, electricity and drainage

BUSINESS RATES

Current rateable value £8100 per annum but may be eligible for 100% relief through the small business rates relief scheme

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE

RENT - The premises is available for sale or lease: £675 per month. Deposit and references will be required. Terms of the lease will be subject to discussion.

SALE - Offers over £85,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.