

Shanklin, Isle of Wight



- **Unique Beach side cafe with License**
- **Well established business**
- **Stunning position**
- **Plenty of potential to further the business**
- **No onward chain**



About the property

Set within a wonderful position on the Shanklin Esplanade, this unique business sits on Small Hope Beach and provides a true beach side café. This well-established business has a stellar reputation for its food and service, a traditional, family run business which benefits from both local and tourist trade.

Shanklin is a popular seaside town on the south coast of the Island, famed for its sandy beaches and 'Old Village'. Renowned for its high level of tourism trade, the esplanade also offers plenty of entertainment aimed towards families and couples.

Set as a standalone building, the café has undergone extensive refurbishment when the current owners took the business on back in 2015. There is internal and external seating which can stretch to 104 covers, all of which benefit from a wonderful outlook onto the beach and English Channel.

The building itself benefits from 20 Solar panels which currently heat the hot water but could be adapted to store electricity through a battery. There is CCTV surrounding the property too.

The space is well maintained internally with a serving counter, seating area, kitchen and separate takeaway/Ice cream service area. In addition, there is a separate WC and large storage space at the rear.

The potential here is huge, with the possibility of creating more out of the location due to its proximity to the sea. Ideas from the current owners have included obtaining a mooring license from the IWCC, rental of paddleboard/kayaks etc and offering classes such as yoga & craft based workshops. The position also lends itself to eventing, with the privacy and seclusion on offer, it's a great space and outlook to host parties, weddings and other celebrations.

An annual rent of £8580 is paid to the council.

Accommodation

GROUND FLOOR

Entrance Porch

Dining Area 37'6 x 10'7

Ice Cream Area 12'3 x 7'7

Preparation Area 10'1 x 10'

Kitchen 27'2 x 7'4

Kitchen Storage 7'4 x 4'6

Cloakroom WC 7'4 x 5'3

Rear Storage 41'6 x 7'9

Outside Dining Areas

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

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