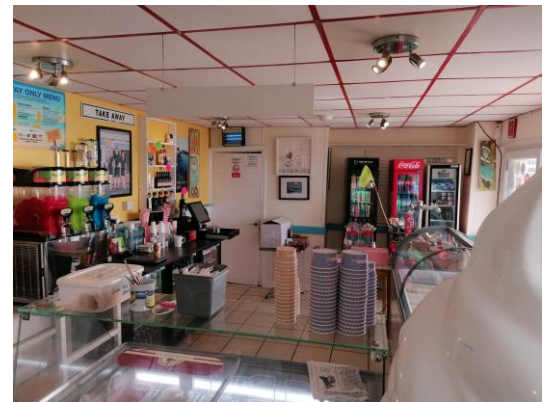




OCCUPYING AN ENVIABLE POSITION OVERLOOKING THE ESPLANADE AND BEACH OF THIS POPULAR RESORT TOWN – CURRENTLY OFFERED FOR SALE AS A LICENSED LEASEHOLD & FULLY-EQUIPPED TAKEAWAY BUT WITH RESTAURANT POTENTIAL



**“GOLDEN SANDS”
THE ESPLANADE
VENTNOR
ISLE OF WIGHT
PO38 1JT**

Ventnor is renowned a small resort town towards the southern tip of the Isle of Wight, and enjoys its own microclimate. Opportunities such as this on the Esplanade are very rarely available, therefore early interest is strongly encouraged.

Ventnor enjoys a good year-round trade from locals, which is boosted considerably during the seasonal months by tourism, as it remains one of the Island’s tourist ‘hot spots’.

Golden Sands currently operates as a takeaway, plus beachside refreshments and ice creams, but there is the capacity to expand again as a restaurant if required, particularly as the premises is licensed. Unusually, the premises enjoy unencumbered views of the sea, as there is no on-street parking immediately in front of the unit.

The premises form the ground floor of a larger property of traditional construction, with further details as briefly outlined overleaf.

PRICE GUIDE - £25,000 Leasehold.

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

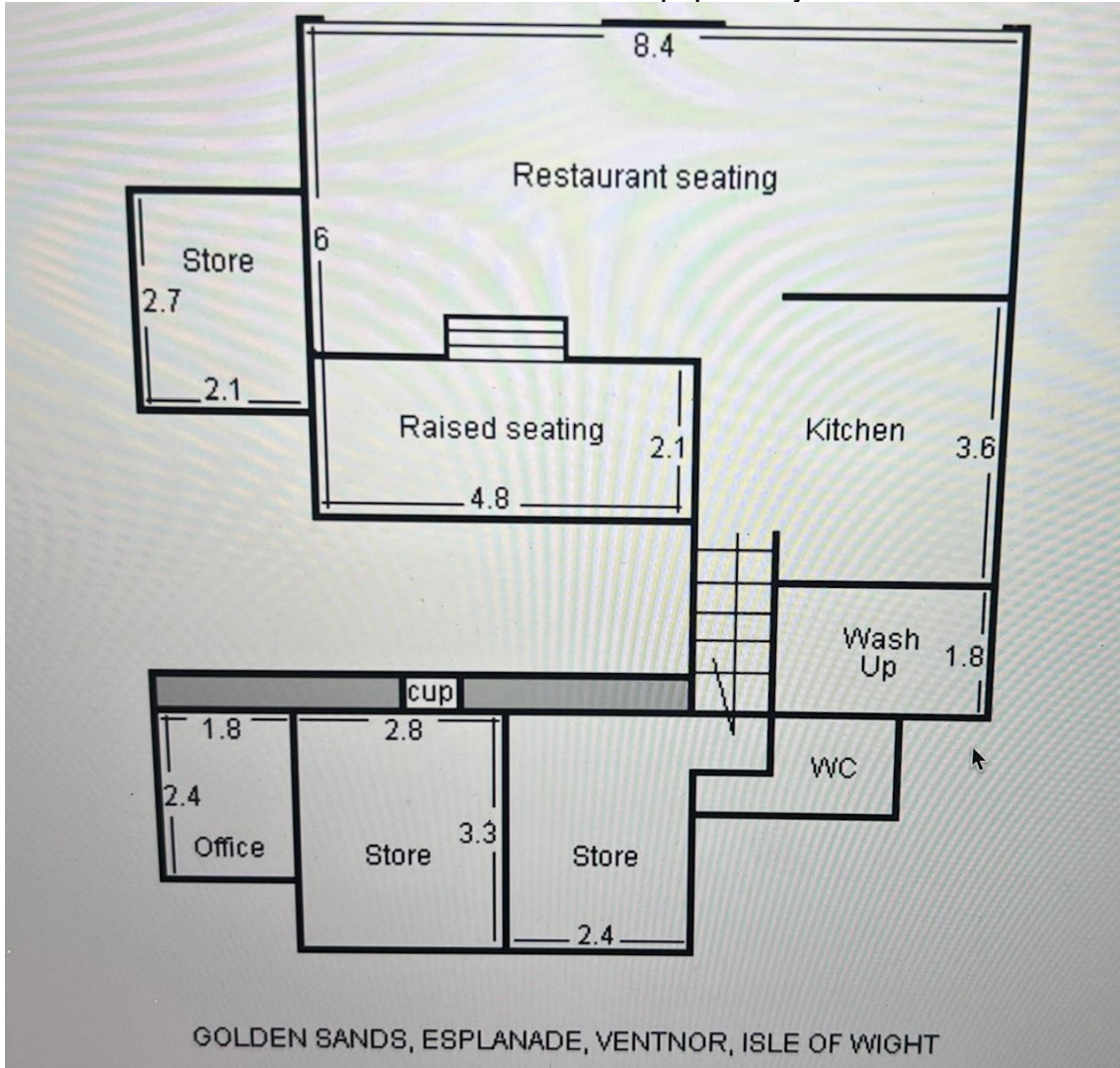
All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

GROUND FLOOR	<p>With accommodation as shown on the attached schematic plan, which is not to scale and is for identification purposes only.</p> <p>Currently, the clients have subdivided the front of the main trading area to use as the takeaway facilities; however, the separation is demountable and the property could be expanded back into a full restaurant if required and as shown on the plan.</p>
THE BUSINESS	<p>Golden Sands is popular with both locals and tourists alike for its current takeaway offerings, and is offered fully equipped as a going concern with an inventory available to bona fide applicants and/or their professional advisors upon request.</p> <p>Turnover and accounts can be discussed, but only with bona fide applicants and/or their professional advisors, and may be subject to signature of a confidentiality agreement. Stock, where appropriate, will be sold separately at valuation.</p> <p>Although the business is essentially seasonal, there is in our view a clear opportunity to expand to other times of the year.</p>
RATEABLE VALUE	<p>With effect from April 2023 - £5,500 UBR 2023/24 @ 49.9p in the £.</p> <p>Providing the occupier also qualifies, the premises currently qualifies for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
EPC	'E' – Certificate Available.
SERVICES	Water, electricity and drainage are all understood to be connected. Interested parties should always check the availability/suitability of main services to their own satisfaction.
TENURE	We understand that a new lease is to be negotiated with the Landlord, with all terms by negotiation.
PRICE GUIDE	£40,000 fully equipped as a going concern + SAV.
LEGAL COSTS	Each party to bear their own in respect of the sale. However, the incoming tenant may be required to contribute towards the Landlord's reasonable legal costs in respect of a new lease.
POSSESSION	Upon legal completion.
VAT	We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	102023/GoldenSands-Ventnor/12-Oct-23

SCHEMATIC PLAN

Not to scale and for identification purposes only.



ADDITIONAL PHOTOS

Larger copies and further photographs are available upon request.

