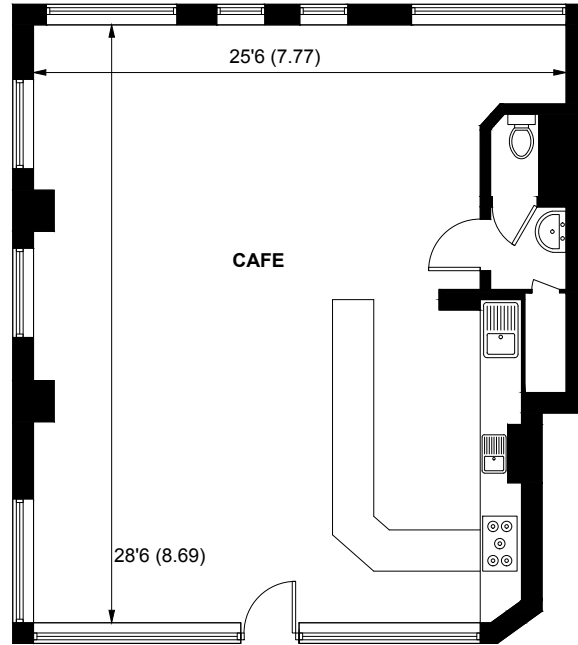




Sims Williams



Breeze Cafe, High Street, Bosham, PO18 8LS



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 703 SQ FT / 65.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

Guide Price £575,000

Freehold

Breeze Cafe High Street
Bosham
Nr Chichester
PO18 8LS

- Freehold Cafe For Sale
- Successful Going Concern
- Stunning Location
- Wonderful Sea Views
- Massive Potential For Business Expansion
- Kitchen & Large Eating Area
- Toilet Facilities
- Excellent Facilities Nearby
- Near Village Car Park

EPC RATING

Current = F

COUNCIL TAX BAND

Band = Rates Payable £14,750 pa

Enjoying fantastic sea views, an interesting freehold business located in an immensely popular location. The property is available to purchase as a going concern. Whilst it is currently run as a village café, there is huge potential to expand the business further and potentially make it a destination restaurant with an alcohol licence (subject to the usual consents). Accounts are available for inspection upon request.

An intriguing opportunity to acquire the freehold interest in successful business premises, currently run as a café, right on the harbour side in this stunning village location. The property has been refurbished by the current owners and is presented in good decorative order.

There is an open plan seating area, along with a kitchen area and a separate w.c. to the rear. The sea views are simply stunning, particularly in the summer and there is scope to enhance the business further.

Outside, there is a super walk along the harbour and there is plenty of parking in the nearby village car park. It is usually possible to obtain a permit for this car park. The business accounts can be made available for inspection upon request. N B At the time of preparing these particulars, buyers may like to know that the apartment above the cafe is

also for sale. We understand that the rateable value is approximately £14,750 per annum (subject to confirmation).

Bosham is a highly desirable and popular harbour side village, with a mixture of fine period and contemporary properties. It is hugely popular with Londoners seeking a weekend retreat and the spring and summer months in particular, are extremely busy. The area has many events throughout the year, such as the Goodwood Revival Meeting and the Festival of Speed. Good rail and road links to London. Chichester to the west has a good selection of shops and restaurants and there is a good variety of state and private schools near Chichester.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

DIRECTIONS

The property is situated right at the end of the High Street, just before you reach the foreshore.

