
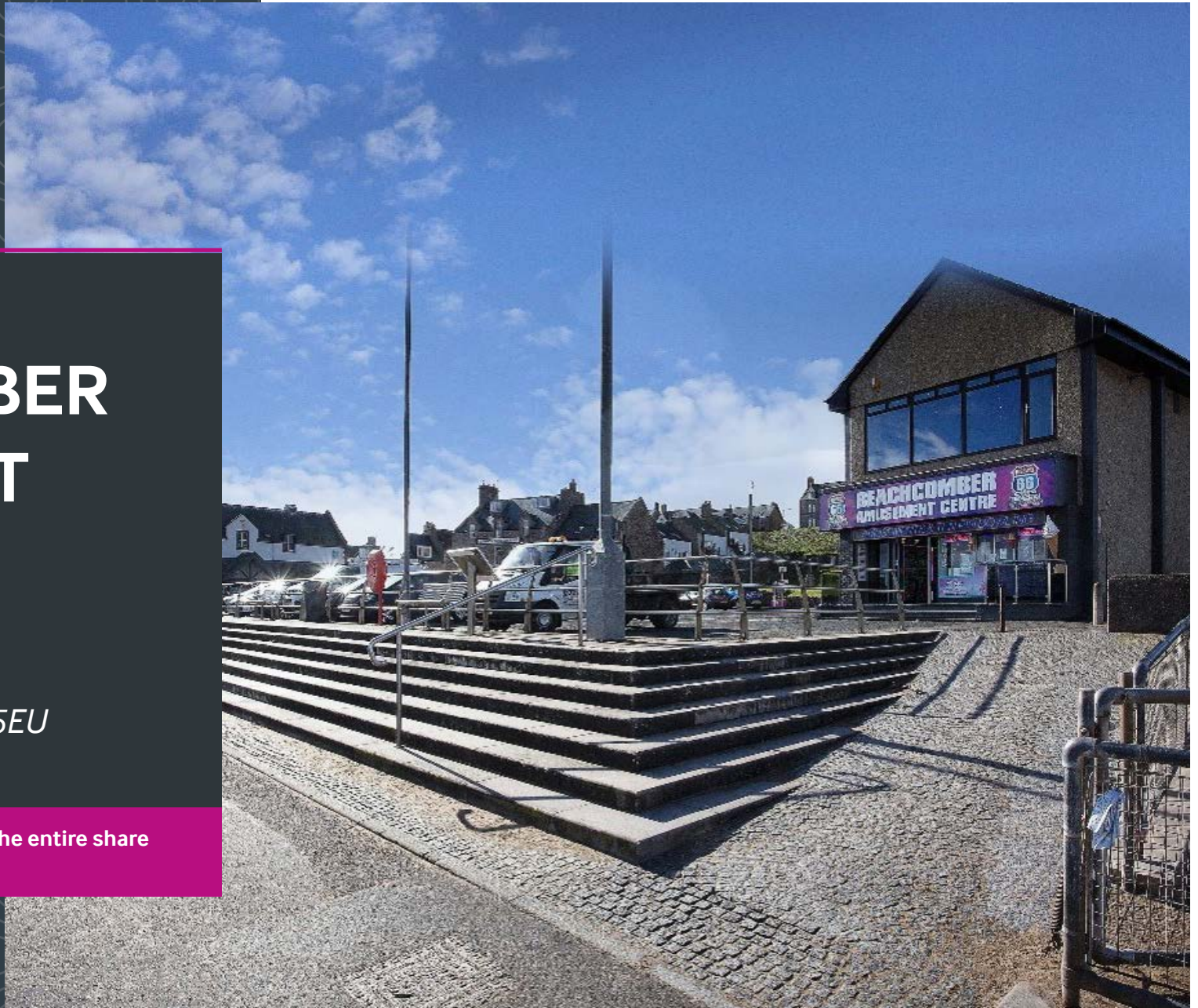


BEACHCOMBER AMUSEMENT CENTRE

 *High Street, Eyemouth,
Scottish Borders, TD14 5EU*

Offers In Excess of £925,000 invited for the entire share capital on a debt and cash free basis.



COMPANY SUMMARY



Situated on the beachfront
at Eyemouth promenade



Internal storage area – possible
alternative residential usage



Fully modern games
and arcade unit



Ice cream kiosk with
hot food, tea and coffee



Adult Gaming Centre



Energy Rating B

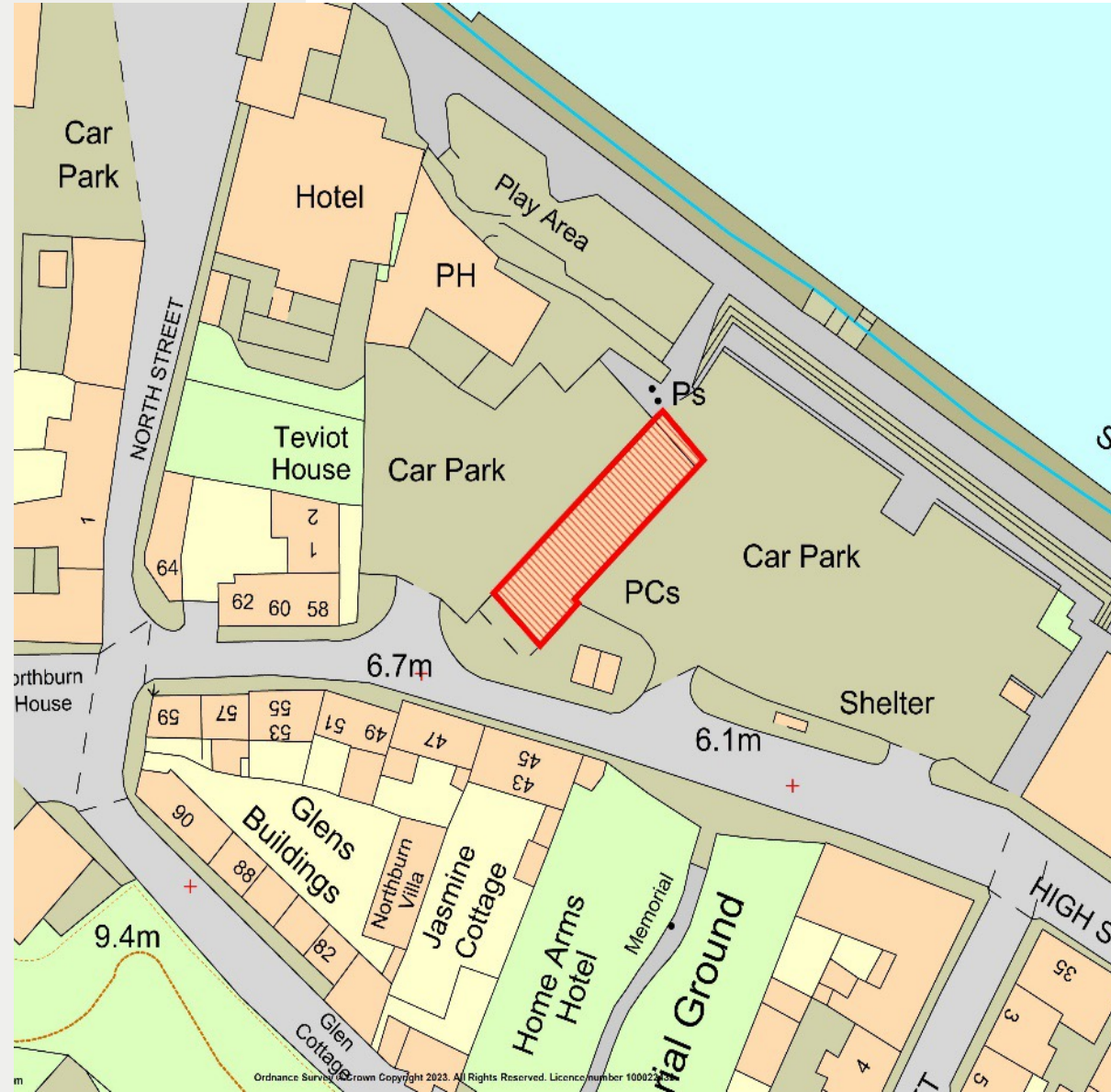


- Company turnover £401,000*
- Company GP £350,000*
- Company EBITDA £170,196*

SITUATION AND LOCATION

Eyemouth is a coastal town in Berwickshire, in the Eastern Scottish Borders. Primarily known as a holiday destination, the town is extremely popular due to the trend of 'staycation holidays' with various caravan sites and B&B's nearby.

Less than ten miles from the English border, The town is easily accessible from England along with Scotland. The main arterial route, the A1 is under two miles away giving direct access to Edinburgh, Newcastle and beyond.



THE PROPERTY



GROUND FLOOR

Gaming centre with an adult only area for high value gambling machines. The floor also includes the café kiosk area where food and hot drinks can be bought along with ice cream. There are entrances to the front and rear of the building.

FIRST FLOOR

This floor houses the bespoke mini four lane bowling alley. There is a seating area to the rear with stunning views over the harbour and beachfront. There is also male and female toilets among with disabled access.

There is a self-contained space which could be repurposed as a residential flat with the relevant local authority approval. It consists of a ground floor internal only entrance with stairwell to small entrance vestibule, bathroom, kitchen and one further room (possible bedroom).

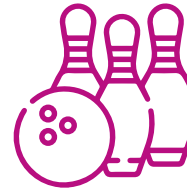
GAMING INVENTORY

MAIN ARCADE (FAMILY ENTERTAINMENT CENTRE LICENCE)



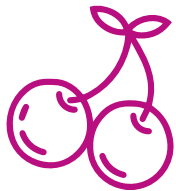
- A large selection of new video games.
- A selection of coin pusher machines on 2p & 10p play. 37 player sections in total.
- 5 Crane 'grab' machines
- Various Cat D gaming machines.
- Various Change machines

UPSTAIRS BOWLING ALLEY



- 4 Qubica-AMF coin operated mini bowling lanes Highway 66 Themed with TMS string pin setters.
- Qubica-AMF seating
- Change Machine
- Crane Machine

ADULT GAMING CENTRE (AGC LICENCE)



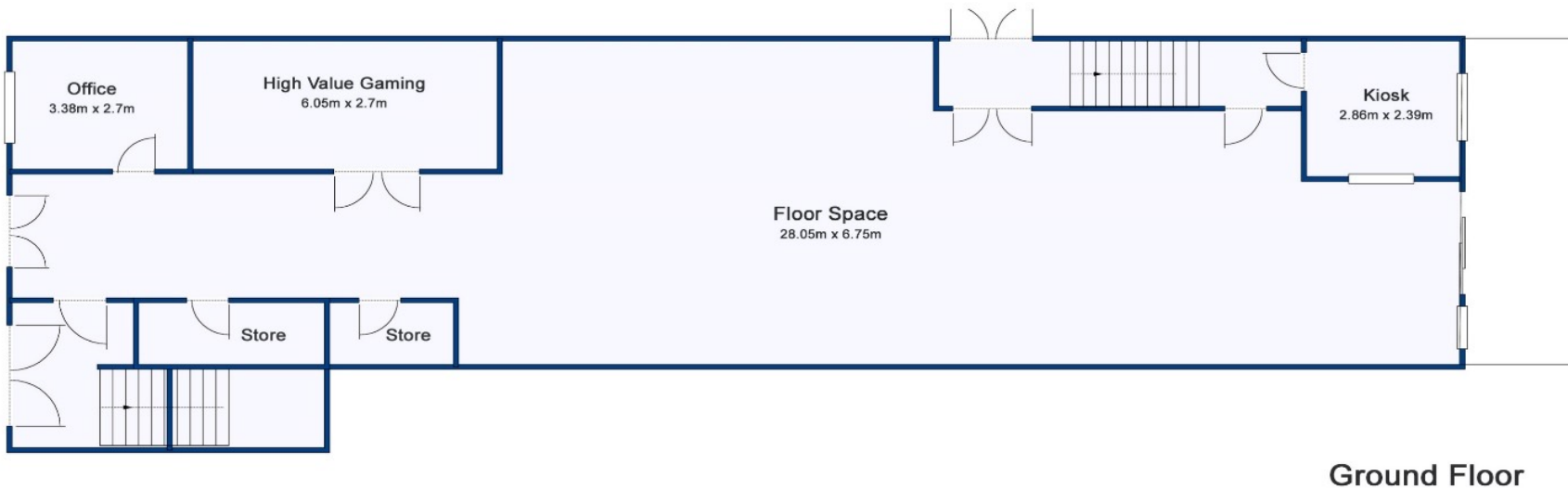
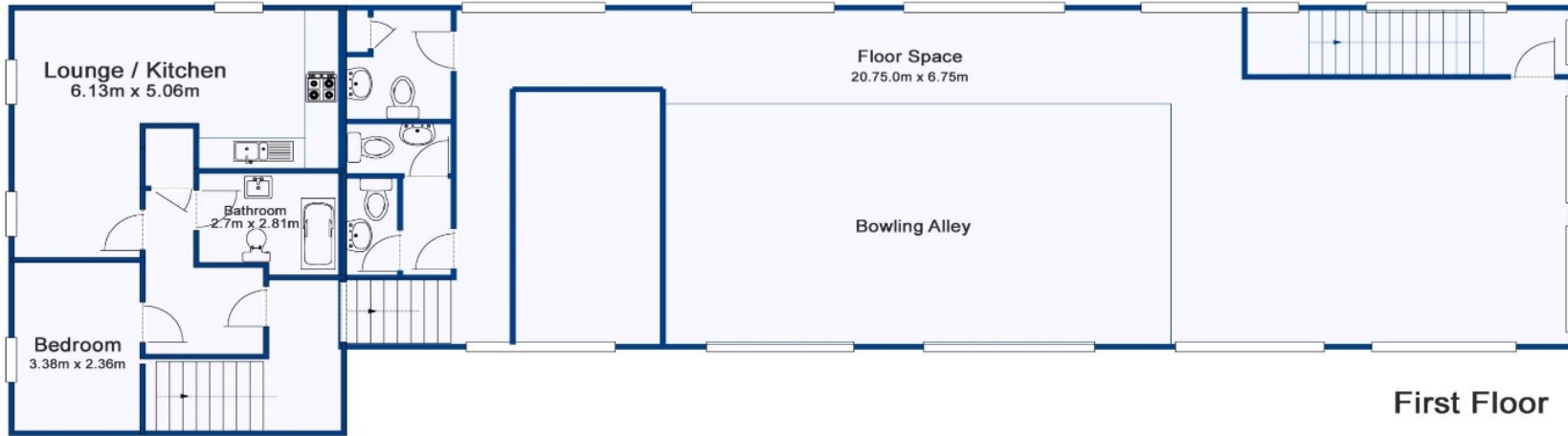
- 4 Cat B3 (£500 jackpot) Gaming Terminals networked and contracted for content updates
- 4 Cat C (£100 Jackpot) Gaming machines
- 1 Change machine

ICE CREAM KIOSK



- Soft ice cream machine
- Gold Medal American Candy Floss Machine
- Bean to cup coffee system
- Tango Ice Blast System
- Drinks Coolers
- Milk Shake Blenders
- Hot Dog Pans

FLOOR PLAN



THE BUSINESS



- The business has been owned and operated by our client since purchasing in 1984. The site have been refurbished to an extremely high standard and this has been reflected in the increased turnover of the business. The business has the added benefit of the large municipal car park adjacent which is currently free of charge.
- One of the unique highlights of the business is its location. Due to its proximity with England, the unit enjoys the trade of holiday makers from Scotland as well as England which extends the school holiday break from six weeks to over ten weeks due to the different term dates between both countries. This provides an additional positive impact on the turnover of the business during this peak trading period.
- The business has added a four lane mini bowling alley on the first floor and this generates additional income for the business – this facility is extremely popular as it is the only one of its kind in Eyemouth and the surrounding area.
- There are separate internal storage rooms which could be repurposed into a residential one bedroom flat ideal for any owner operator or manager in place.*

**If applicable, all enquiries should be made to the appropriate authorities for possible change of use.*





STAFF

Day to day operations on site are carried out by the current owner along with full and part time staff. A full staff list can be made available to interested parties. TUPE regulations will apply to all remaining members of staff.

TRADING INFORMATION

Full accounts can be provided following a formal viewing of the site. Trading information for the years ending 31st March 2020 through to 31st March 2023 are summarised below;

	2023*	2022	2021 (COVID)	2020
Sales Income	401,000	365,135	157,492	387,297
Gross Profit	350,000	323,170	145,525	349,772
EBITDA	170,196	126,610	94,983	144,292

*Annualised 12 months

OTHER INFORMATION

TERMS OF SALE – SHARE SALE

We have been instructed to offer the opportunity to purchase 100% of the share capital of J & L Leisure (Amusements) Ltd on a debt free, cash free basis.

TENURE

Freehold sale at Offers Over £925,000
Stock at valuation in addition.

OPENING HOURS

The site trades from 10.30am to 7pm, 7 days a week.
(Peak summer trading from 10.30am – 10pm)

EPC RATING: B

Scottish Borders Council Family Entertainment Centre Licence

Scottish Borders Adult Gaming Centre Licence

Gambling Commission Operating Licence



CONTACT

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view please contact Mark Lavery at Christie & Co.

Mark Lavery BA (Hons)
Associate Director

T: +44 (0) 0141 352 7309

M: +44 (0) 7526 175 850

E: mark.lavery@christie.com

CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co ("the Agent") for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of the Agent or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or misdescription therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither The Agent, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) The Agent has not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by The Agent, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved The Agent. April 2023

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on prospective purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

