



Guide Price
£450,000
Freehold

Esplanade, Shanklin, Isle of Wight, PO37

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11.3 miles from Fishbourne to Portsmouth Ferry
8.7 miles from Ryde Catamaran & Hover Travel
0.7 miles from Shanklin Train Station



Occupying a prime beach front position, perfect to capture all year round trade from both visitors and local custom; providing a fantastic income to its current owners with potential to increase.



A fantastic lifestyle opportunity

Beach front established cafe

Freehold building with licensed premises

Building fitted with solar panels

Sold as a going concern

Successful and popular with visitors and local custom





A fantastic opportunity has arisen to purchase a well-established, successful café that's ideally located on the beach in the popular seaside town of Shanklin and enjoys panoramic sea views from Culver Down to Dunnose Point.

This gorgeous café has been tastefully designed to a very high specification, with its teal walls and cosy dual fuel stove, it gives a warm, welcoming feel from the onset. Inside, it can comfortably seat 25 and in the summer months, when the outside seating that surrounds the building can be fully utilised, it can cater for an impressive 113 covers in total. Furthermore, it is fully licensed and is well appointed for private functions.

The fully equipped kitchen occupies over a third of the overall space and therefore can cope well during busier times. And there's a handy storeroom at the back for when additional furniture is not in use. The building itself is of solid block construction, with UVPC double glazing for all the windows and powered, electric shutters for

when not in use, as well as five CCTV cameras for extra security. There are also twenty solar panels on the roof that currently heat the water, with the capacity to switch to electricity with the addition of a battery, depending on requirements.

There are few locations on the Isle of Wight which can boast such a stunning and picturesque spot as this café is fortunate enough to. Located on the revetment of Small Hope; an unspoilt, sandy beach that is very popular with both tourists and locals alike. It is on the main footpath connecting Shanklin to Sandown, so there is never a shortage of walkers and cyclists at any time of the year.

There is plenty of parking within easy access of the café, with Hope Road car park, as well as on street parking along the esplanade. There is a unisex toilet which has fully disabled access and is registered with Isle Access.

What the owner says...

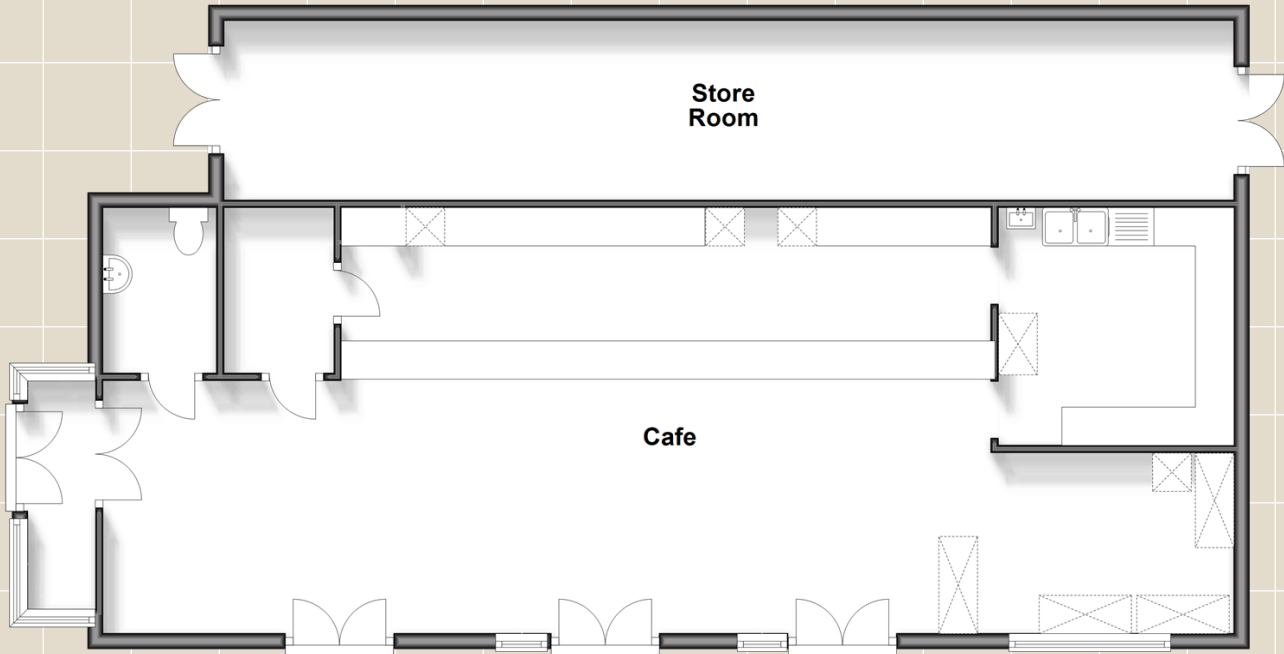
"Shanklin is a charming, traditional seaside town that is very popular amongst tourists and home to more than 7000 residents. It is a pleasant mix of modern conveniences, traditional seaside entertainments and breathtaking scenery.

There is much on offer here, including numerous beautiful walks, such as the scenic Red Squirrel coastal path, which goes to Rylstone Gardens – a Victorian park with a bandstand, pitch and putt and colourful flower displays, as well as the beautiful natural landmark Shanklin Chine. There's also the picturesque Shanklin Old Village; lined with pretty thatched cottages housing traditional pubs serving local ales and produce as well as artisan shops, restaurants and tearooms.

Shanklin is well serviced by public transport with seven bus routes, bring in people from all over the island, including Ventnor, Newport, Ryde, Godshell, Brading and Bembridge. It also has the advantage of being on the Island line, with trains operating between Ryde pier head, Brading, Sandown and Lake, and Shanklin."

Ground Floor

Approx. 116.4 sq. metres (1253.1 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG