



ATHENS RESTAURANT, TERMINUS ROAD, EASTBOURNE

£640,000 Freehold

This commercial property is ideally situated in a bustling area, featuring a successful business on the ground floor and spacious residential accommodation above. The ground floor hosts a thriving restaurant, while the upper level offers the potential to create four self contained flats

- 2 MINUTE WALK FROM SEAFRONT
- 70 COVERS INSIDE
- 24 COVERS OUTSIDE
- PREMISES LICENCE
- AREA SOON TO BE PEDESTRIANISED

Welcome to this charming commercial property nestled in the heart of a bustling seaside locale! Boasting a prime location, this versatile establishment is currently home to a thriving Greek restaurant, serving up delectable dishes that tantalize the taste buds of locals and tourists alike. As the current owners prepare for retirement, this property presents a golden opportunity for savvy investors or ambitious entrepreneurs to take the reins of this beloved culinary hotspot.

The ground floor of this property exudes the warmth and authenticity of a traditional Greek eatery, with inviting décor and a cosy ambiance that transports diners to the sun-kissed shores of the Mediterranean.

But the allure of this property doesn't end with its thriving restaurant business. Above the bustling dining area lies a spacious four-bedroom residential property, offering a tranquil retreat from the hustle and bustle below. With ample space and potential, this upper level presents a myriad of possibilities for expansion and development. Entrepreneurs with a vision for hospitality could transform the upper floors into boutique guest accommodations, catering to the steady stream of visitors drawn to the area's scenic coastal charm. Alternatively, investors may opt to convert the residential space into separate flats, tapping into the lucrative rental market and maximising the property's earning potential.

Whether you're looking to capitalise on the success of an established restaurant or unleash the full potential of this prime seaside property, the possibilities are as endless as the ocean views that beckon just beyond its doorstep. Don't miss your chance to secure a slice of coastal paradise and write the next chapter in the story of this exceptional commercial property.

Currently parking for one car with potential for two.

The second phase of Eastbourne's town plan includes the area to be pedestrianised which will increase the external potential of the restaurant for seating and increased footfall.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.