

Symonds
& Sampson

Largigi Ice Cream Parlour

Marine Parade, Lyme Regis,

Largigi Ice Cream

Parlour

Marine Parade

Lyme Regis

DT7 3JQ

Investment Opportunity - Largigi Ice Cream Parlour for sale
located on the seaside in the desirable town of Lyme Regis



724.00 sq ft

- Fully Fitted out Ice Cream Parlour
 - High Footfall Area
 - Beach-front
- One of the most desirable locations in the U.K.
 - Popular tourist destination
 - Amazing sea-side views
- Investment opportunity generating £30,000 per annum

£695,000

Freehold

Dorchester Commercial
01305 261008 ext 3
commercial@symondsandsampson.co.uk



THE PROPERTY

This charming ice cream parlour, delivers a vibrant atmosphere and a location for customers to enjoy a day out at the beach. The front of the ice cream parlour provides sliding glass doors, which can be fully opened or closed. Making the ice cream parlour versatile, allowing the business to continue operations through both the summer and winter months.

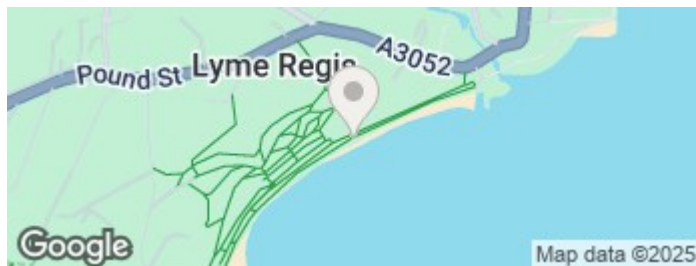
Within the property it has a beautifully designed interior, featuring colourful wallpaper that is both fun and stylish. The tiled flooring within the café helps to create a luxury feeling when entering. Also backed up with hanging ceiling lights creating an inviting, well lit customer area.

The property has excellent views onto the beach and sea, giving customers an opportunity to watch the amazing sun set views over Lyme Regis or bathe

The property benefits from a spacious front seating area, perfect for customers to sit out in the sun and enjoy any product the cafe has to offer. It has excellent views looking onto the sea, producing a very popular area for tourists and holidaymakers to enjoy an ice cream in the sun.

Within the unit, there is a convenient store room and well-appointed W.C. ensuring a seamless experience for both customers and staff.

The sale of the property will include all that is needed to continue the running of a successful ice cream parlour. This includes, table, chairs, a small industrial oven, an ice cream freezer unit, an electronic till system and all kitchen equipment that would be relevant to an ice cream parlour.



BUSINESS OPPORTUNITY

The ice cream parlour can be tailored to a variety of concepts, from a traditional tea room serving homemade cakes and local delicacies to the continued use as an ice cream parlour. This flexibility allows investors to adapt the business model to changing market trends and customer preferences, ensuring longevity and relevance.

With its prime location, the business offers a high footfall area, with an opportunity to reach up to 20,000 tourists daily over the summer months. An excellent chance for a high turnover business with opportunity to grow.

The Largigi Cafe features a distinctive setup that invites customers to enjoy food and drinks in a relaxed atmosphere which is completed with their own table and chairs. This creates a welcoming experience that sets it apart from the traditional, takeaway ice cream parlours commonly found throughout Lyme Regis. Here, patrons can savour their treats on the premises and not have to

worry about finding a space on one of the public benches or beach.

THE LOCATION

Lyme Regis is a charming coastal town in Dorset, England, known for its stunning Jurassic Coast. Famous for its picturesque harbour and sandy beaches, it offers a blend of natural beauty and rich history. The town features streets lined with shops, cafes, and galleries, making it a popular destination for tourists seeking a relaxing seaside experience.

The property itself is located along marine parade, one of the most desirable beach side walks in the whole of the U.K., creating an amazing destination for holiday makers.

ROOM SIZES

Customer seating/bar area - 561.12 SqFt
Store - 39.50 SqFt
Prep - 106.24 SqFt
W.C. - 17.01 SqFt

WHAT3WORDS

///congratulations.flinches.scan



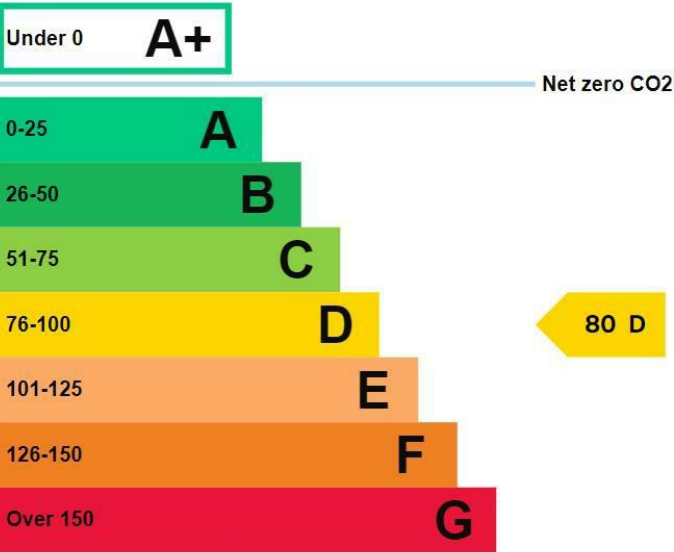
SERVICES

The property is connected to mains water, mains sewage and mains electricity.

BUSINESS RATES

Rateable Value: £31,000

This property’s energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

LOCAL AUTHORITY

Dorset Council: 01305 521010

LEASING DETAILS

The current lease in place has no expiration date. It contains a mutual break clause, between landlord and tenant, which will come into affect from the 1st of October which gives both parties the opportunity, monthly, to break the lease. Currently generating an annual rental figure of £30,000, paid in monthly instalments of £2,500.



Burraton House/FRR/04.11.2024



01305 261008 ext 3

commercial@symondsandsampson.co.uk
Symonds & Sampson LLP
6 Burraton Yard, Burraton Square,
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT