

Property Particulars

WESTGATE-ON-SEA

ST MILDREDS ROAD, CT8 8RF

TRADING ICE CREAM / DESSERT / RESTAURANT BUSINESS FOR SALE WITH LEASE



SITUATION

The business is found directly opposite the Carlton Cinema, with three screens, in the town of Westgate-on-Sea. Within a 3-minute walk is Westgate mainline railway station and there are numerous bus routes that run along St Mildreds Road connecting to the other Thanet towns and beyond.

Directly outside the property is short term car parking (with 1 hour free parking) along with a number of adjoining side roads.

DESCRIPTION

The property has been refurbished to a good standard throughout and provides for 40 covers comfortably. The premises benefit from CCTV cameras, 3 phase power, fire alarm system, and WIFI.

The property has a planning use class of A3 (Restaurant) and enjoys the benefit of an alcohol license.

The approximate areas are as follows:

Ground Floor	760 sq.ft	70.6 sq.m
Total	760 sq.ft	70.6 sq.m

RATING

The restaurant has a rateable value of £6,800 in the 2017 rating list.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

TRIPADVISOR

The restaurant has 4.5/5 stars on Tripadvisor with 56% excellent reviews and 85% excellent or very good reviews.

A few comments written about the business,

"A group of us Ladies went for the evening. We started off with tapas, then onto the best pizza's finishing off with wonderful ice cream desserts. There is something for everyone. The staff are very friendly and efficient. We had a brilliant time."

"What a pleasant surprise this was, as it was made with very fresh and homemade ingredients. Nice tomato base, lovely mozzarella cheese and tasty pepperoni. I can quite easily say that this was one of the tastiest pizza's that I've eaten in recent years outside of a Italian pizzeria"

"We had tapas for 2 and succumbed to the delicious ice cream. A lovely evening- good food and great service at a reasonable price, in clean and comfortable surroundings. What more could you ask for?."

LEASE

The premises are held on a lease for a term of 10 years from April 2016. The current rent passing is £665 pcm with an additional payment of approx. £400 per year for buildings insurance.

PREMIUM

We are instructed to offer the business, fixtures, fittings and goodwill for **£65,000**, subject to contract.

VIEWINGS

By appointment of Clarke & Crittenden.

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Regulated by RICS

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