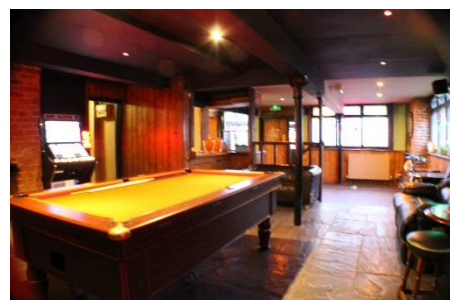


## EAST KENT

### FREEHOLD RESTAURANT AND BAR FOR SALE



#### SITUATION

This well appointed business is situated in a prominent location on the outskirts of Canterbury City Centre surround by a thickly populated residential neighbourhood.

The property offers massive potential and versatility to any prospective purchasers with its open planned theme and ability to sublet parts.

#### DESCRIPTION

The property comprises of a detached building with a self contained flat upon the first floor and restaurant, bar, games room and WC's on the ground floor. To the front there is a private car park for customers. The restaurant and bar have retained many of the original features of this Grade II listed property.

The approximate dimensions are as follows:

|             |            |           |
|-------------|------------|-----------|
| Games area  | 52.96 sq m | 570 sq ft |
| Bar         | 25.86 sq m | 278 sq ft |
| Kitchen     | 23.26 sq m | 250 sq ft |
| Restaurant  | 15.23 sq m | 164 sq ft |
| Beer Cellar | 13.12 sq m | 141 sq ft |
| Cloakrooms  |            |           |

**TOTAL** **129.83 sq m** **1,397 sq ft**

The flat with two entrances upon the ground floor, one from the outside and the other from within the restaurant, is gas centrally heated comprises of 5 bedrooms, bathroom and toilet, living room and kitchen/breakfast room.

#### RATING

We understand from the VOA register that the Rateable Value (Restaurant and Bar) is £5,700 and the flat is in Council Tax band A.

#### ENERGY PERFORMANCE RATING

The Restaurant and Bar has a rating of 89.  
The flat has a rating of 43.

#### VALUE ADDED TAX

VAT will be charged if applicable.

#### PLANNING

A planning application has been submitted to the Local Authority to build a kiosk, on an existing footing, attached to the kitchen.

#### RENTAL INCOME

The flat is currently let on a license for £1,200 pcm.

#### PRICE

We are instructed to offer this business, fixtures, fittings and goodwill for **£375,000 FREEHOLD, subject to contract.**

#### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: [ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

#### Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.