

Property Particulars

HERNE BAY

79B HIGH STREET, CT6 5LQ

POPULAR ESTABLISHED CAFÉ RESTAURANT WITH TAKE AWAY SERVICE FOR SALE



SITUATION

The property is situated on a busy High Street and within easy walk of the sea front and the Herne Bay Pier, which attracts thousands of visitors and locals alike throughout the year. The town boasts national and local traders with antique shops and galleries. On the seafront, you have your choice of amusement arcades with lots of entertainment both for children and adults alike.

There is plenty of short and long-term parking on the roads surrounding the property and the buses bring people in from Whitstable and Canterbury.

DESCRIPTION

The property is arranged over ground floor and basement. The approximate dimensions are as follows:

Gross Frontage	31 ft 1 in	9.47 m
Net Frontage	23 ft 2 in	7.06 m
Internal Width	30 ft 9 in	9.36 m
Shop Width	35 ft 8 in	10.86 m
Ground Floor	932 sq.ft	86.56 sq.m
Basement	729 sq.ft	66.75 sq.m

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

AGREEMENT

15 year lease from 2016!!

The lease will provide for Full Repairing & Insuring covenants.

RENT

The property is to be let at a rental of **£15,600 pax**, subject to contract.

PREMIUM

We are instructed to offer the business, with fixtures, fittings and goodwill for **£120,000, subject to contract.**

BUSINESS RATES

The whole property has a rateable value of £7,100 in the 2017 draft rating List.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01227 862000 with regards to the rates payable.

TRIPADVISOR

A few comments written about the business,

“Its hard to beat this ONE as much as you want for breakfast you order it you get it all very well cooked the staff always on hand if you need extra drinks etc. give this one a try you will return again”

“everytime I visit here you get a warm welcome, food is cooked in front of you fresh, and prices are very good, would recommend eating here anytime”.

“Great local café - brilliant breakfasts, friendly staff and excellent value for money Always a favourite for the weekend”

VIEWINGS

By appointment with Clarke & Crittenden on 01843 841 123

James Crittenden

james@clarke-crittenden.com

Debbie Brotherton

debbie@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. Clarke & Crittenden is the trading name of Crittenden Commercial Limited **September 2017**