

## Property Particulars

# BIRCHINGTON

8 THE SQUARE, CT7 9AB

## CAFÉ BUSINESS FOR SALE



### LOCATION

The premises are situated at the beginning of a main parade of shops with a variety of local retailers, Coral Bookmakers, Nationwide Building Society, Newsagents and Mulberry Tea Rooms. There is short term pay and display parking nearby and is close by to pedestrian crossing.

Nearby is the popular Quex Park & Powell-Cotton Museum and Minnis Bay, a popular beach area visited by tourists during the summer months.

### DESCRIPTION

These premises known as Strawberry Fields is arranged over two floors. The approximate dimensions are as follows:-

External frontage	12.38 m	40 ft 6 in
Internal width	11.88 m	38 ft 9 in
Built depth	10.21 m	33 ft 5 in

Ground floor	143 sq.m	1,538 sq.ft
Basement	47.48 sq.m	511 sq.ft

The property includes a fully fitted kitchen.

### LEASE

The premises are to be on a new agreement for a term of years to be agreed at a rent of **£9,000 per annum exclusive**.

### PREMIUM

We are instructed to offer the business, with fixtures, fittings and goodwill for **£45,000**, subject to contract.

### VAT

The business is VAT elected.

### BUSINESS RATES

The whole property has a rateable value of £8,900 in the 2017.

*Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577150 with regards to the rates payable.*

### VIEWINGS

By appointment with Clarke & Crittenden on 01843 841123

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### 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

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