

## Property Particulars

# HERNE BAY

157 STATION ROAD, CT6 5QA

**MICRO PUB LEASE AND BUSINESS FOR SALE**



### SITUATION

This property is situated just off the 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. There is a choice of many restaurants close by and shops run by local independent traders.

### DESCRIPTION

The business was established in circa. 2012 and has been included in the 'Good Beer Guide' for three years in a row. The business has all 'excellent' and 'very good' Trip Adviser reviews (at the time of writing). The premises have a 'cosy feel' front serving area and a 'snug' area for those who require a quiet place to drink.

The approximate areas are as follows:

Ground floor	410 sq ft	38.1 sq m
Basement	271 sq ft	25.2 sq m
Ancillary/WC		
<b>TOTAL</b>	<b>681 sq ft</b>	<b>63.3 sq m</b>

### BUSINESS

We are disposing of this valuable lease and micro pub business. Full trading accounts and booking history are available on request.

### LEASE

The business is offered on a new lease for a term of years to be agreed.

**ALTERNATIVELY**, the Freehold may be available.

### DEPOSIT

A rent deposit will be required.

### BUSINESS RATES

We understand from the VOA register that the Rateable Value is £7,700 in the 2010 rating list.

### VALUE ADDED TAX

VAT will be charged if applicable.

### PREMIUM

We are instructed to offer this established business, goodwill, fixtures and fittings for **£46,950 (FORTY-SIX THOUSAND NINE HUNDRED AND FIFTY POUNDS)**, subject to contract.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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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.

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