

Property Particulars

BROADSTAIRS

92 HIGH STREET, KENT CT10 1JL

**UNIQUE OPPORTUNITY FOR A VARIETY OF
LEISURE/RETAIL/RESTAURANT USES STPP**



RATING

The restaurant has a rateable value of £5,300 in the 2017 rating List. The first floor flat is within Council Tax band A.

TRIPADVISOR

The restaurant has 4.5/5 stars on Tripadvisor with 48% excellent reviews and 90% excellent or very good reviews.

A few comments written about the business,

"Best breakfast in Broadstairs!"

"Been here a few times and on each occasion the food/drinks have been excellent, premises spotlessly clean and the staff extremely efficient and friendly."

"I love the garden at the back of the cafe, service wonderful, great coffee, great service, in the High Street in the town, outside chairs and tables to relax in a hot day."

PREMIUM

We are instructed to offer the freehold, business, fixtures, fittings and goodwill for **£550,000 FREEHOLD**, subject to contract.

VIEWINGS

By appointment of Clarke & Crittenden.

Ian Crittenden BSc (Hons) MRICS
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SITUATION

This two storey detached property is found in the High Street directly opposite Pierremont Park. The beach of Viking Bay is approximately a 4-minute walk or 350 meters distant. Nearby occupiers include the **Chef & Butcher**, a **Co-op Supermarket** and **Café Grill**. Just outside the restaurant is short term parking, with Crofts Place car park a short distance away.

DESCRIPTION

The property comprises a ground floor fully licensed restaurant having open seating area to the front of the property with bay window facing the High Street. To the rear of the ground floor is an open serving area and separate kitchen area. The restaurant has the benefit of a street facing raised seating deck overlooking the High Street and a rear paved courtyard seating garden.

At first floor level is a two bedroom flat with living room, kitchen and bathroom. The flat is currently let on an AST at £600 per calendar month. The entrance to the flat is from a doorway leading from the entrance porch to the restaurant. The services (electric and gas) are currently not separated.

The approximate dimensions are as follows:

Ground: Restaurant	348 sq.ft	32.3 sq.m
Ground: Kitchen	91 sq.ft	8.5 sq.m
Total	439 sq.ft	40.8 sq.m

December 2017

Regulated by RICS



Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

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