

## Property Particulars

# BROADSTAIRS

1-3 ALBION STREET, CT10 1LU

**GROUND FLOOR & BASEMENT RESTAURANT IN PRIME TOWN POSITION**



ENERGY PERFORMANCE ASSET RATING: **115**

### FEES

Each side is to be responsible for their own legal costs incurred in the transaction.

### TERMS

The premises are being sold with a 15 year lease from February 2017, on full repairing & insuring covenants and with five yearly rent reviews.

The lease is protected by the security of tenure provisions of the landlord and tenant act 1954. The initial rent is £18,000 per annum exclusive.

### PRICE

We are offering this valuable lease at low initial rental at a premium to include fixtures and fittings for £80,000, subject to contract.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

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

### SITUATION

The property is found on the highly prominent corner between Albion Street and the High Street, and a very short distance of the sea front. Albion Street has a wide range of restaurant occupiers from independent restaurants to a national coffee chain.

There is short term car parking in the High Street, Charlotte Street and Albion Street, together with car parks in Chandos Square and in Albion Street.

### DESCRIPTION

The property comprises a fully fitted out restaurant comprising ground floor reception area, seating, and rear kitchen, first floor WC's and basement stores. The property has a rear access from the High Street frontage direct to the basement and ground floor rear kitchen for deliveries.

The property has the following floor areas,

Ground Floor:	1,138 sq.ft	(105.7 sq.m)
First Floor:	186 sq.ft	(17.3 sq.m)
Basement:	274 sq.ft	(25.5 sq.m)
<b>Total Area:</b>	<b>1,598 sq.ft</b>	<b>(148.5 sq.m)</b>

### RATING

The property is rated as Restaurant & Premises, and has a rateable value of £12,750 in the 2010 business rates list. *Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.*

### 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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