

Property Particulars

BIRCHINGTON

STATION ROAD, BIRCHINGTON

CAFÉ/BAR BUSINESS FOR SALE



LOCATION

The premises are to be found in a prominent location on Station Road in Birchington. On this busy shopping street there are substantial bus links into Canterbury and Margate with also a rail service to London and Ramsgate.

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

DESCRIPTION

This Grade II listed building is full of charm and character with an inglenook fireplace in a partly beamed restaurant, with ample seating.

ACCOMMODATION

The property is arranged as a ground floor bar/seating area with a kitchen to the rear. Previously the restaurant has had seating for 36 covers. There is also a secluded walled garden with a paved area to the rear of the property.

The approximate areas are as follows:

Ground Floor Restaurant	710 sq.ft	66.0 sq.m
Ground Floor Kitchen	157 sq.ft	14.6 sq.m
Cellar Storage	160 sq.ft	14.8 sq.m
TOTAL	1,027 sq.ft	95.4 sq.m

The first and second floors comprise a four bedroom flat. The 1st floor comprises a bathroom, kitchen, lounge and two bedrooms. On the 2nd floor are two bedrooms which are interconnecting.

LEASE

The premises are to be let for a term of years to be agreed.

BUSINESS RATES

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

RENT

We have been instructed to offer these premises at £25,000 per annum, exclusive and subject to contract

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: ian@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.