

# MARGATE

9 LOMBARD STREET CT9 1EJ

## RENOWNED & LONG ESTABLISHED TEA ROOMS FOR SALE



### SITUATION

The property occupies a prominent corner position in the centre of the 'Old Town' conservation area facing the Market Place where various galleries, micro pubs and coffee shops as well as craft businesses can be found.

There is short term parking on the roads surrounding the property and within about 150 yards there is the multi storey car park.

### DESCRIPTION

The property comprises lock-up shop and basement. The approximate dimensions are as follows:

Basement	175 sq.ft	16.3 sq.m
Ground: Restaurant	213 sq.ft	19.8 sq.m
Ground: Kitchen	60 sq.ft	5.6 sq.m
First Floor	229 sq.ft	21.2 sq.m
Second Floor	161 sq.ft	14.9 sq.m
<b>Total</b>	<b>838 sq.ft</b>	<b>77.9 sq.m</b>

### RATING

The whole property has a rateable value of £3,150 in the 2017 draft rating List.

### AGREEMENT

The property is to be let on a new lease for a term of years to be agreed. The lease will provide for Full Repairing & Insuring covenants.

### FEES

Ingoing tenant to be responsible for all costs in preparing the agreement.

### TRIPADVISOR

A few comments written about the business,

*"The cakes are delicious. Really, really good. Big, doorstep-sized portions with no stinting on the icing/filling."*

*"your Host, is quite a character and bakes all the most scrumalicious cakes himself and they are to die for..."*

*"I would like to come back and take more friends/family to this quirky little tea room!"*

### RENT

The property is to be let at a rental of **£22,000 pax**, subject to contract.

### PREMIUM

We are instructed to offer the business, fixtures, fittings and goodwill for **£35,000, subject to contract.**

### VIEWINGS

By appointment with Clarke & Crittenden.

**Tel:** 01843 841123

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

### Note

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