



Terence Painter

ESTATE AGENTS

- Established Deli & Café Business
- Fully Equipped Turn Key Business
- Prime Trading Position
- Providing Fourteen Covers
- Includes Outside Catering
- Welcoming & Well Presented
- £65,000 Premium
- £10,500 Per Annum Rental



63 Station Road, Birchington, Kent. CT79RE.

Leasehold Lease Premium £65,000

POPULAR DELI & CAFE BUSINESS FOR SALE, LOCATED WITHIN THE HEART OF BUSY BIRCHINGTON

This well established Delicatessen & Café is an ideal business opportunity. Located in the centre of Birchington's busy Station Road the business trades in the sale of provisions, cold meats, cheeses, pastries and patisseries. Traditional hot food and drinks are also served at the fourteen-cover café. The current owners also provide an outside catering service.

The fully equipped business and premises offers a welcoming and traditional feel with an extensive range of fitted shelving, service counters and storage. In addition there is a good-sized kitchen and preparation area, washing up area, large basement store and a small courtyard garden area to the rear, which may have potential for additional outside seating.

The business is being offered for sale with a lease premium of £65,000 to include all furniture, equipment, fixtures & fittings appertaining to the business. The premises benefits from the balance of a 10-year commercial lease, with a current rent of £10,500 per annum.

Entrance

Via recessed street entrance with glazed front door.

Shop & Seating Area

8.96m x 4.61m narrowing to 3.95m (29' 5" x 15' 1" > 13') With plate glass window to front and sash window to rear overlooking courtyard. Fitted with an extensive range of custom made display shelving. Feature wood panelling to walls and ceiling. Vinyl flooring. Table seating for up to fourteen covers. Fitted range storage units, with stainless steel sink unit inset to roll edge work surface area with wall tiling behind. Cold meat & deli counter with cold storage under. Chilled patisserie counter. Coffee machine and bean grinder. Microwave and double induction hob. Cold meat-slicer. Electric fire. Combination of fluorescent, pendant and direct lighting
Doorway leading to:

Lobby

With access to basement, prep room/kitchen and stores area.

Prep/Stores & Kitchen Area

3.91m x 3.37m (12' 10" x 11' 1") Window overlooking courtyard. Twin electric ovens. Two single induction hobs. Electric water heater. Worksurface area. Two chest and two larder freezers. Two larder fridges. Vinyl flooring. Doorway to:

Washing Up Area

3.42m x 1.80m max (11' 3" x 5' 11") Twin stainless steel sink units. Vinyl flooring. Larder freezer. Door leading to courtyard. Door to W.C.

W.C.

With W.C. and wash hand basin.

Courtyard

To the rear is a small courtyard garden area which may be suitable to provide additional outside customer seating. Small outside store. Rear gate leading to shared access way for refuse.

Basement

8.00m x 4.95m (26' 3" x 16' 3") Suitable for storage with concrete floor, power, fluorescent strip lighting and extractor.

Premium

The business is being offered for sale with a premium of £65,000, to include all furniture, equipment, fixtures and fittings appertaining to the business, plus stock at valuation.

63 Station Road, Birchington, Kent. CT79RE.

Lease Premium £65,000

Lease

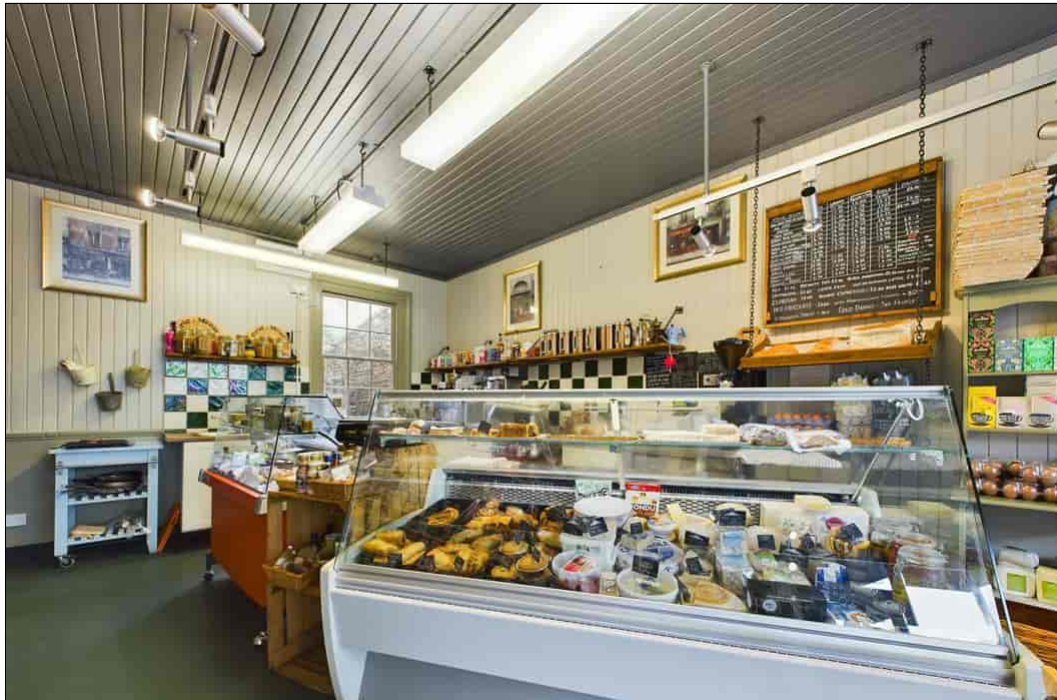
The premises are being offered with the balance of the existing commercial lease. A new lease may be available, subject to terms being agreed with the Landlord.

Business Rates

The current Business Rateable Value is £8,000. This is not the amount payable but the amount against which the current rate is applied. The premises may be exempt from Business Rates depending upon the ingoing tenants circumstances.

Services

We understand the premises benefit from mains electric, water & drainage. Gas is not currently connected.



63 Station Road, Birchington, Kent. CT79RE.

Lease Premium £65,000



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

107 This is how energy efficient the building is



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

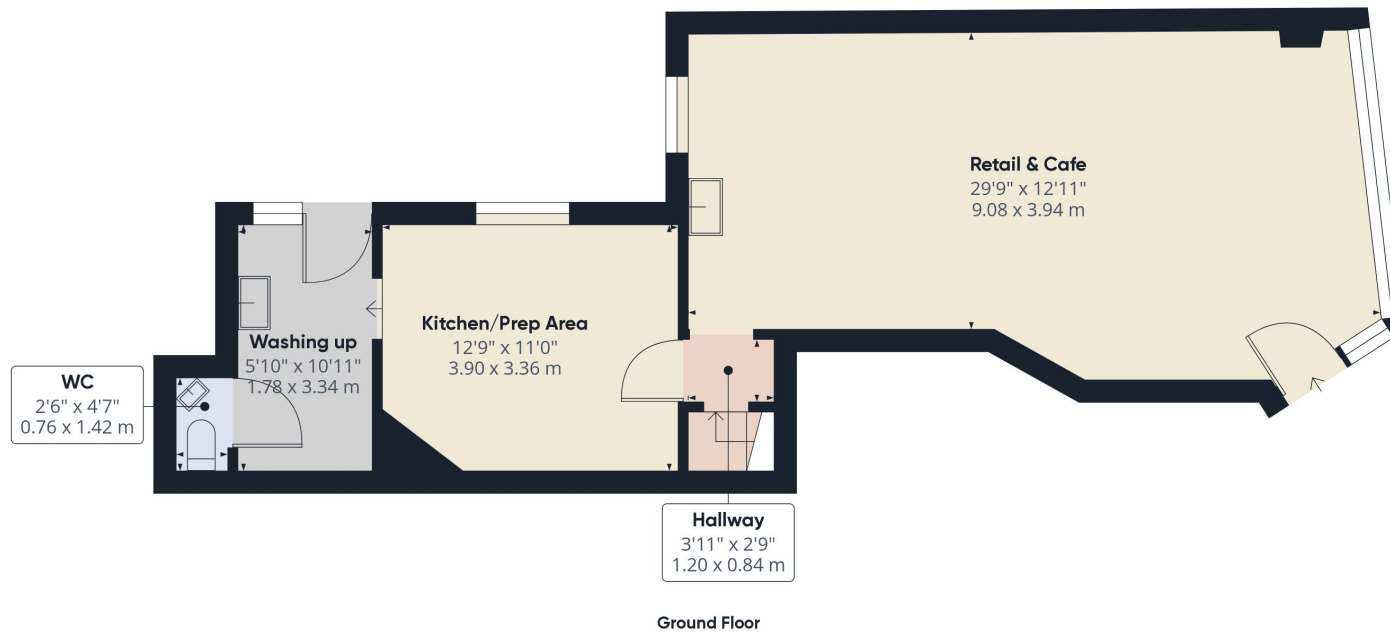
Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Floor -1



Approximate total area⁽¹⁾

1081.65 ft²

100.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360