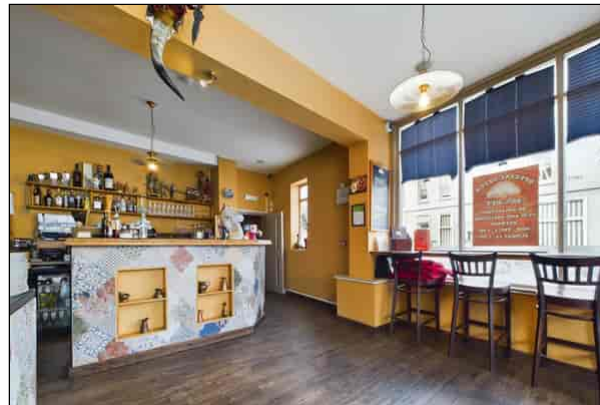




Terence Painter

ESTATE AGENTS

- Established Restaurant Business
- Providing 80 Covers
- Fully Equipped Turn Key Business
- Prime Trading Corner Position
- Arranged Over Two Floors
- Function Room
- £13,500 Per Annum Rental
- £150,000 Premium



160 A Casa Mia, High Street, Herne Bay, Kent. CT65AJ.

Leasehold Premium £150,000

ESTABLISHED AUTHENTIC ITALIAN RESTAURANT & PIZZERIA IN PRIME HIGH STREET LOCATION

This long-established restaurant business is situated within the heart of the busy coastal town of Herne Bay, close to the sea front and the town amenities. The business has been trading for 11 years and was the first Pizza Restaurant in the UK to meet with the strict guidelines of the Associazione Varace Pizza Napoletana - meeting the strict standards of traditional Neapolitan Pizza. The restaurant has been lauded by articles in The Guardian, Sunday Times, BBC Good Food, Sainsburys Magazine and by BBC Masterchef.

The premises are arranged over two floors providing eighty covers. The traditional wood-fired pizza oven is in full show, situated front and centre of the ground floor. In additional is a fully fitted commercial kitchen and bar serving area.

The business is being offered for sale with a lease premium of £150,000 to include all furniture, equipment and fixtures & fittings appertaining to the business. The premises benefit from the balance of a 15 year full repairing and insuring lease with a current rent of £13,500 per annum.

Ground Floor

Entrance

Corner part glazed entrance door to lobby with further glazed door to restaurant.

Front Service Area & Bar

8.26m x 5.84m (27' 1" x 19' 2") Double aspect corner windows with raised counter and table seating. Feature part exposed brick wall, wood effect tiled flooring. Ceiling mounted lighting. Large feature wood fired pizza oven with mosaic tiled exterior and chimney. Pizza service counter and marble counter-top with chilled ingredients and display counter. Dough machine. Bar and service counter with wood counter-top, stainless steel sink unit & wash hand basin, Two under counter and two tall drinks fridges. Coffee machine and bean grinder. Glass-washer.

Stores Room

2.30m x 1.71m (7' 7" x 5' 7") Tiled walls and floor.

Kitchen Service Area

3.91m x 2.40m (12' 10" x 7' 10") Tiled flooring. Freezer, fridges, wine fridge and stainless steel shelving.

Kitchen

5.49m x 5.33m (18' 0" x 17' 6") Fully equipped commercial kitchen with central stainless steel work station with cold storage. Further fridges. Six burner range, grill and fat fryer with stainless steel extractor canopy over. Twin stainless steel pan washing sinks and wash hand basin and pass through dish-washer. Tiling to floor and walls. Door with street access and door to refuse store.

Rear Lobby

With fire exit, stairs leading to first floor and access to:

Disabled W.C./Baby-change Area.

With low level W.C. & sink, baby-change matt, radiator and window to side. Tiled to half wall height and vinyl flooring.

First Floor

Landing

With wood flooring, fitted shelves and access to Gents & Ladies W.C.'s, function room and main restaurant area.

Gents W.C.

Tiled to half wall height and floor. Fitted with low level W.C. and wash hand basin. Hand dryer, radiator and window to rear.

160 A Casa Mia, High Street, Herne Bay, Kent. CT65AJ.

Premium £150,000

Ladies W.C.

Tiled to half wall height and floor. Fitted with low level W.C. and wash hand basin inset to vanity unit. Hand dryer, radiator and window to rear.

Function Room

5.61m x 3.86m (18' 5" x 12' 8") With two windows to side. Combination of table and bench seating providing up to 26 covers. Wood flooring, pendant lighting. Air heating & cooling system. Door to:

Store Room

2.80m x 2.42m (9' 2" x 7' 11") With window to rear. Wall mounted combination boiler and ice machine.

Main Restaurant Area

7.69m x 6.25m (25' 3" x 20' 6") With dual aspect windows, wooden flooring and table seating for up to 40 covers. Feature exposed brick and plaster wall. Pendant lighting. Two air heating and cooling units. Service station with two drinks fridges.

Premium:

The business is being offered for sale with a lease premium of £150,000, to include all furniture, equipment, fixtures and fittings appertaining to the business. Plus stock at valuation.

Lease

The premises are being offered with the balance of the existing 15-year commercial full repairing and insuring lease, which commenced in June 2013. There are three-yearly rent reviews.

Rent

Currently £13,500 per annum.

Business Rates:

The current Business Rateable Value is £11,500. 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.

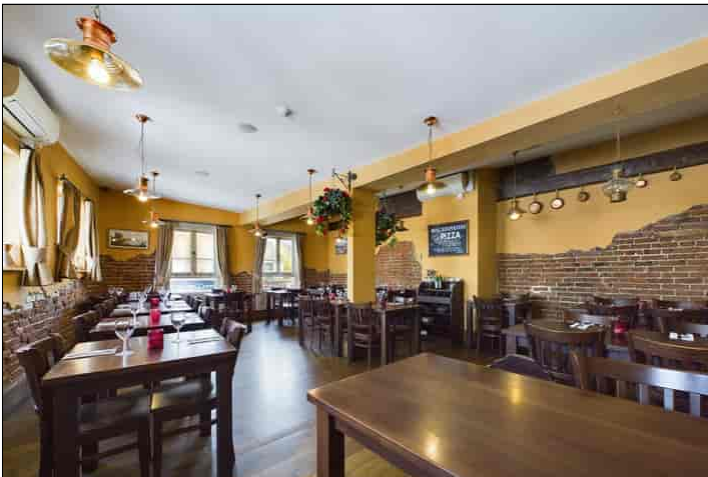
Services

We understand the property benefits from mains electricity, gas, water and drainage.



160 A Casa Mia, High Street, Herne Bay, Kent. CT65AJ.

Premium £150,000



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

45 This is how energy efficient the building is

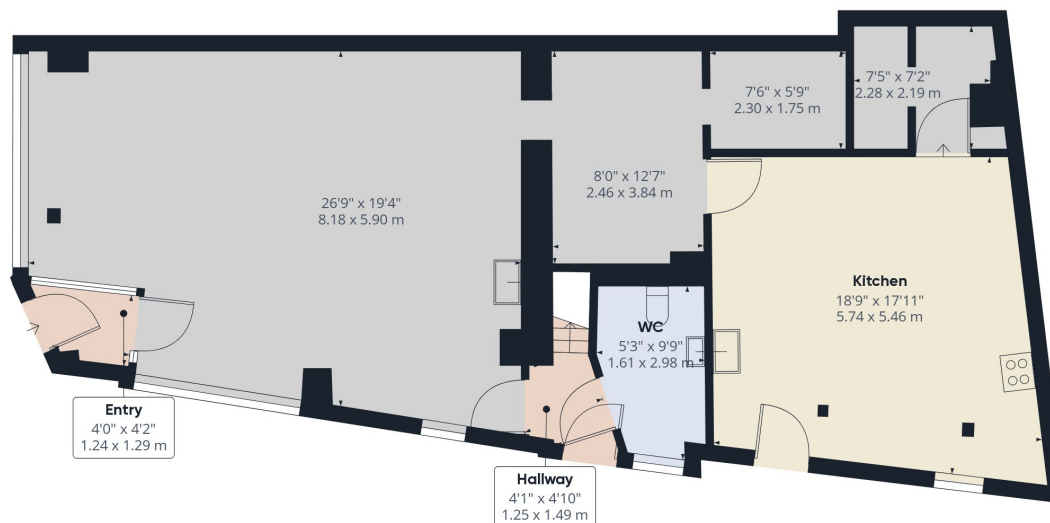


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Ground Floor



Floor 1

Approximate total area^m

2059.35 ft²

191.32 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

160 A Casa Mia, High Street, Herne Bay, Kent. CT65AJ.

Premium £150,000