

# Terence Painter

ESTATE AGENTS



- Busy Sea Front Cafe
- Popular Tourist & Visitor Location
- Established Business
- Outdoor Seating Area
- Fully Equipped Turn Key Business
- Retirement Sale
- Arranged Over Two Floors
- Large Storage Rooms/Kitchen/office & Staff Toilets
- Customer Toilet
- Viewing By Appointment Only

**Ground Floor & Basement Prospect House, The Parade, Broadstairs, Kent. CT101NB.**

**Leasehold £185,000**

## PRIME SEA FRONT ESTABLISHED CAFE BUSINESS FOR SALE - IN POPULAR VISITOR LOCATION

The perfect opportunity has arisen to operate your own sea-front business. Located adjacent to the picturesque Viking Bay, Broadstairs one of Thanet's most popular tourist and visitor attractions. The Grade II Listed premises have been run by the current owners since 1977, who have created a popular venue for locals and visitors. The established business is being offered fully equipped and ready to trade in the sale of hot and cold food, alcohol beverages, drinks and ice-creams, with open-air seating and seating inside for up to 40 people. On the lower ground floor there is a kitchen, office, staff toilets and large storage rooms with delivery access, two large walk-in freezers and a walk-in fridge. The owners are flexible on the use of the premises subject to their approval and any necessary planning consent. The owners are seeking a premium of £185,000 with an annual rent of £38,000. Viewings are strictly by appointment only so please contact Terence Painter Estate Agents on 01843 866866 to arrange your viewing.

### Ground Floor

#### Café & Service Area

24.02m x 5.51m (78' 10" x 18' 1") This large café currently sits up to 40 people and features a large well equipped service area. To the front of the property is an open-air seating area.

#### Lobby Area

There is a storage cupboard, part glazed door to the rear which provides access to a rear access point and a door to the customer toilet.

#### Customer Toilet

There is a window to the rear, low level w.c and a wash hand basin.

#### Basement Level

##### Hallway

7.96m x 1.73m (26' 1" x 5' 8") There are three storage cupboards and doors leading off to the office, staff toilet, kitchen and storage room one.

##### Office

4.19m x 3.05m (13' 9" x 10' 0")

##### Staff Toilet/Utility Area

2.83m x 2.44m (9' 3" x 8' 0") There is once toilet cubicle and space and plumbing for a washing machine.

##### Kitchen

6.84m x 4.29m (22' 5" x 14' 1")

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### **Storage Room One**

12.03m x 6.09m (39' 6" x 20' 0") There is a large walk in fridge and separate walk-in freezer and a door to a preparation room with a further walk in freezer. There are steps up to storage room two.

### **Storage Room Two**

5.56m x 4.64m (18' 3" x 15' 3") There are double doors to the front with steps up to the promenade which is current used as a delivery point. There is a door to storage room three.

### **Storage room Three**

3.63m x 2.70m (11' 11" x 8' 10") There is a sash window to the side and a storage cupboard.

### **Lease & Rent**

New 15 year lease with a starting annual rent of £38,000.

### **Premium**

The freeholder is seeking an in-going premium of £185,000, to include all fixtures, fittings and equipment appertaining to the business.

### **Energy Performance Certificate**

The property has an Commercial Property Energy Performance rating of 43 which is a Band B.

### **Business Rates**

The current Rateable Value is £22,000. This is not the amount that you would pay, it is the amount against which the applicable rate is applied.

### **Planning**

All planning enquiries should be made to Thanet District Council Planning Department on 01843 577150 or [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)



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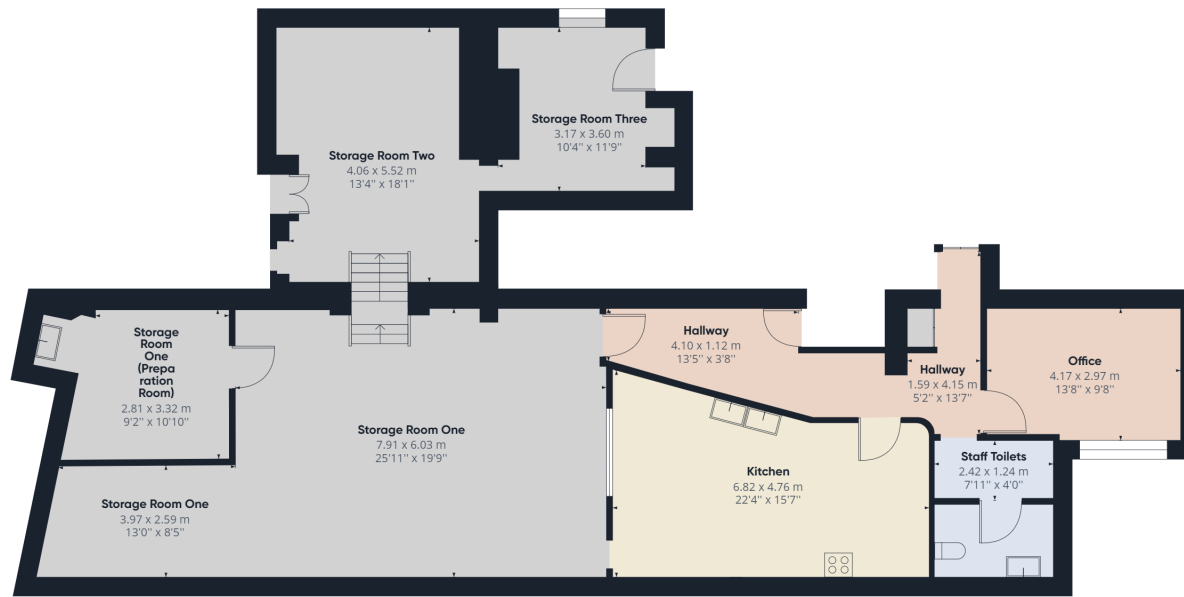


Viewing strictly by prior appointment with the Selling Agents  
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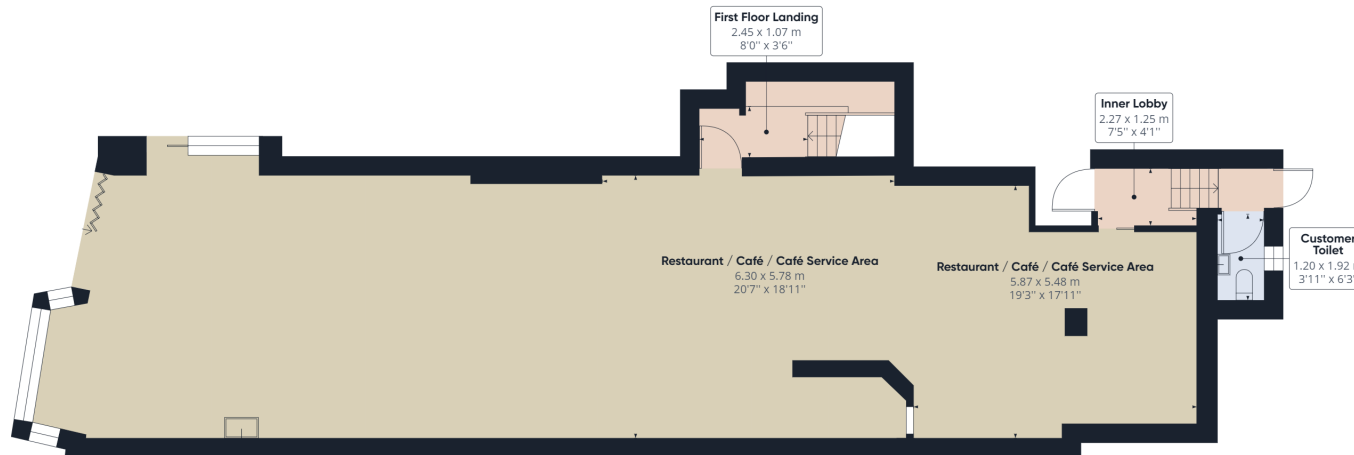
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Floor -1 Building 1



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

3308.52 ft<sup>2</sup>

307.37 m<sup>2</sup>

(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.

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