



Terence Painter

ESTATE AGENTS

- Restaurant & Take-Away Premises
- Prime Trading Position
- Fully Equipped
- Close to Beach & Bars
- Busy High Street Location
- £45,000 Premium
- £10,680 Per Annum Rental



2 High Street, Broadstairs, Kent. CT101LH.

Leasehold £10,680 Per Annum Rental/Premium £45,000

WELL PRESENTED RESTAURANT & TAKE-AWAY PREMISES LOCATED IN BUSY BROADSTAIRS HIGH STREET LOCATION

This lock-up restaurant and take-away premises is located in a prime position on the busy lower High Street, close to the sea front. The fully equipped premises which have recently been fully refurbished by the current owners features a combination of table and counter seating and a commercial kitchen with extractor.

The premises are being offered for sale with a lease premium of £45,000 to include all furniture, equipment and fixtures & fittings appertaining to the business. The premises are being offered with the balance of a 15 year commercial repairing and insuring lease, with approximately 12 years remaining. The rent is currently set at £890 per calendar month, inclusive of VAT.

### **Restaurant**

13.35m x 2.32m (43' 10" x 7' 7") Measurement includes restaurant, kitchen and service area. With glazed frontage and entrance door. Raised window counter seating area. Table seating with chair and fitted bench seating, providing up to fourteen indoor covers. Laminate wood effect flooring. Walls finished with a combination of exposed brick and painted wood panelling. Pendant lighting. Electric panel heater.

### **Kitchen & Service Area**

Fully equipped commercial kitchen comprising service, kitchen and washing up areas.

Service Area: Feature ceiling lantern light window. Fitted counter area with storage under. Wall mounted glass storage. Electric panel heater. Three door under counter drinks fridge. Two group coffee machine and grinder. CCTV. Open to:

Kitchen Area: Stainless steel larder fridge. Electric oven. Stainless steel counter area with storage shelf under. LPG griddle and four ring hob. Range of free standing and wall mounted stainless steel shelving. Refrigerated under counter storage with stainless steel counter over. Microwave. Wash hand basin. Commercial stainless steel extractor canopy. Open to:

### **Washing Up Area**

1.97m x 1.08m (6' 6" x 3' 7") Deep stainless steel sink. Stainless steel shelving. Stainless steel dishwasher. Ariston electric water heater. Door leading out to yard area.

### **Rear Yard**

Yard area with access to W.C. Rear pedestrian access.

### **W.C.**

With W.C. and wash hand basin.

### **Front Terrace**

Small tiled terrace area.

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## Lease

We are advised that approximately 12 years remain of a 15 year commercial lease. 5 yearly Rent Reviews.

## Premium & Rent

The premises are being offered with a lease premium of £45,000.

The rent is currently £890 per calendar month, including VAT.

The building insurance contribution is approx. £580 per annum.

## Costs & Deposit

The ingoing tenant will be responsible for their own legal costs and the Landlords reasonable legal costs where applicable. A Landlord's rent deposit may also be required.

## Business Rates

The current business Rateable Value is £5,400. 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 on the ingoing tenants circumstances.

## Services

We are advised that the property benefits from mains electricity, water and drainage. The current owners use LPG gas.

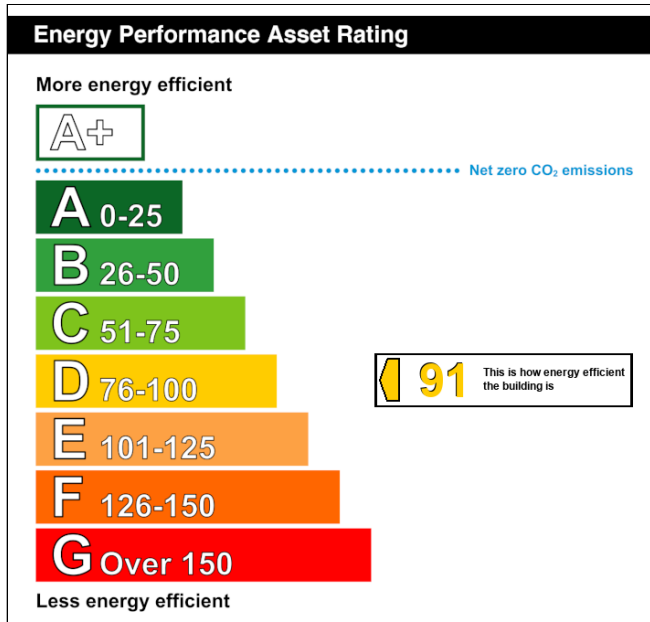
## Planning

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



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

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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

355.01 ft<sup>2</sup>  
32.98 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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