

# Terence Painter

ESTATE AGENTS

- Restaurant Premises
- Established Business
- Providing 48 Covers
- Fully Equipped Turn Key Business
- Prime Trading Position
- Courtyard Garden Area
- Two Parking Spaces Included



23 Albion Street, Broadstairs, Kent. CT101LU.

Leasehold £55,000

WELL PRESENTED RESTAURANT PREMISES LOCATED IN BROADSTAIRS' PRIME TRADING LOCATION

This lock-up restaurant premises is set within the heart of the towns' prime restaurant trading parade in the heart of Broadstairs and close to the seafront. The established business currently trades as a smoke-house restaurant, however the premises would be suitable for alternative restaurant style or use, subject to Landlord's approval or any required consents.

The premises currently provides 48 covers and features a fitted bar, fully equipped kitchen with extraction system and ladies and gents W.C.s. There is a small courtyard garden area located at the rear which can be utilised as additional outside dining. Also located to the rear are two allocated parking spaces, which are included within the lease and rent.

The premises is being offered for sale with a lease premium of £55,000 to include all furniture, equipment and fixtures & fittings appertaining to the business. The premises are being offered with the balance of the existing re-newable repairing and insuring commercial lease, with the rent currently set at £12,000 per annum. A new lease would be available, subject to terms being agreed with the Landlord.

## Restaurant Premises

### Restaurant

10.780m x 3.960m (35' 4" x 13' 0") With inset open entrance porch and glazed frontage. Laminate flooring, recessed lighting, smoke detectors, attractive range of fitted wall mirrors. Mixture of fitted bench seating and tables & chairs providing 48 covers. Open serving hatch to the kitchen and open to the bar.

### Bar & Storage Area

5.830m x 1.950m (19' 2" x 6' 5") With fitted lower and upper counters. Range of drinks fridges, fitted shelves and television to remain. Open to storage area with further fridges and freezer.

### Kitchen

5.060m x 2.330m (16' 7" x 7' 8") Fitted with range of open shelves, stainless steel extractor canopy, electric oven, griddle, double fryer, fridges and freezers, microwaves. Electric water heater. Twin stainless steel sink units and separate wash hand basin. Stainless steel covered serving counter open to the restaurant with lighting over. Tiled floor.

### Rear Lobby

Rear lobby and W.C.s measuring 5.170m x 2.650m (17' 0" x 8' 8") incorporating Ladies & Gents W.C.s and store cupboard. Door to rear courtyard.

### Gents W.C.

With tiled floor, low level W.C. and wash hand basin.

### Ladies W.C.

With tiled floor, low level W.C. and wash hand basin and baby changing area.

### Courtyard

3.210m x 2.870m (10' 6" x 9' 5") Decked seating area with access and steps leading to car park.

### Parking

Private car park with two allocated parking spaces, which are included within the rent.

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**£55,000**

## Lease

The premises are being offered with the balance of the existing re-newable repairing and insuring commercial lease, with the rent currently set at £12,000 per annum. A new lease would be available, subject to terms being agreed with the Landlord, which may include the Landlord's reasonable legal costs..

## Lease Premium

The premises is being offered for sale with a lease premium of £55,000 to include all furniture, equipment and fixtures & fittings appertaining to the business.

## Costs & Rent Deposit

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

## Business Rates

The current Business Rateable Value is £10,750. 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

The property benefits from mains electricity, water & drainage. Gas is not currently in use however we are advised that it does run to the property.

## 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)

## Energy Performance Certificate

The premises have been rated with a Commercial Energy Efficiency Rating of 79 - Band C.



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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>**  
894.41 ft<sup>2</sup>  
83.09 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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£55,000