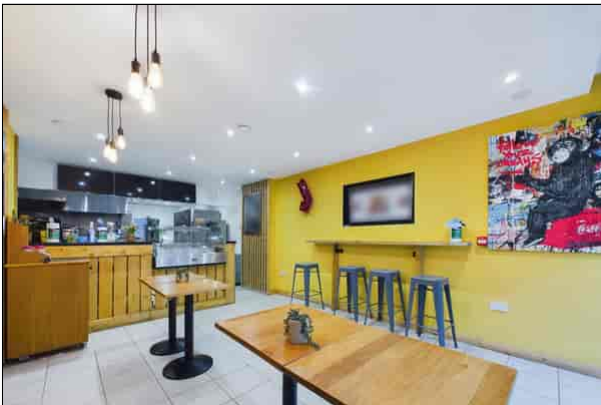




# Terence Painter

ESTATE AGENTS

- Lock-up Take-away Restaurant
- £20,000 Premium
- £15,000 Per Annum Rental
- Busy Upper High Street Location
- Indoor Seating Area
- Large Commercial Kitchen
- New Commercial Lease



92 High Street, Margate. CT91JW.

Leasehold £15,000 Per Annum Rental/Premium £20,000

LOCK UP TAKE AWAY RESTAURANT PREMISES LOCATED IN MARGATE'S BUSY UPPER HIGH STREET

This lock up take-away restaurant premises is located in the the upper High Street at Margate, close to major retailers, banks and offices and just a few hundred metres from the sea front.

The premises features an indoor seating area, a spacious and equipped commercial kitchen, utility/storage area and a W.C. In addition there is a basement storage area.

The property has until recently been operating as a take-away kebab, pizza & burger restaurant however the property may be suitable for alternative uses, subject to the Landlords consent and any necessary planning permissions.

The premises will be offered with a new full repairing and insuring commercial lease with a starting rent of £15,000 per annum. The Landlord is seeking an ingoing premium of £20,000.

## Ground Floor

### Entrance

Via electric roller shutter. Glazed and powder coated aluminium shop frontage with glazed single entrance door.

### Restaurant/Seating Area

5.43m x 3.67m (17' 10" x 12' 0") With tiled flooring and inset ceiling lights. Fitted service counter top with glass fronted salad bar. Open to:

### Kitchen

5.71m x 4.41m (18' 9" x 14' 6") Commercial kitchen with tiled floor and inset ceiling lights. Large stainless steel extractor canopy, stainless steel sink unit and stainless steel wash hand basin. Equipment to remain includes, griddle plate, charcoal grill, pizza oven, one single and one twin fat fryer, table top chip station with heat lamp, vertical kebab grill, cold drawer unit, double drawer chiller cabinet with granite work top, chest freezer, stainless steel double larder fridge and microwave. Doorway to:

### Prep/Utility/Storage Area

3.11m x 1.58m (10' 2" x 5' 2") With tiled floor, stainless steel sink unit, door out to rear yard, chest freezer. Doorway to:

### Washroom/W.C.

Lobby with window to side, tiled floor and pedestal wash hand basin. Door to W.C.

### Yard

Small courtyard area with rear pedestrian access. Concrete steps leading down to basement.

## Basement

### Basement Storage Area

5.80m x 4.55m (19' 0" x 14' 11")

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## Lease & Building Insurance

Lease: The premises are to be offered with a new full repairing and insuring commercial lease, terms to be agreed.

Building Insurance: The Landlord will insure the property with the premium recoverable from the tenant. The tenant will be responsible for their own contents insurance.

## Premium & Rent

Premium: The Landlord is seeking a premium of £20,000

Rent: The Landlord is seeking a starting rent of £15,000 per annum (£1,250 per calendar month), exclusive of VAT & Business Rates.

## Costs & Rent Deposit

The ingoing tenant will be responsible for their own legal costs. The Landlord may request a Rent Deposit, details to be confirmed.

## Business Rates

The current Business Rateable Value is £8,600. This is not the amount that you would pay but the amount against which the rates are calculated. You may be eligible for Small Business Relief and may be exempt from paying business rates, prospective tenants should make their own enquiries.

## Energy Performance Certificate

Awaiting assessment.

## Services

Electricity, gas, mains water & drainage.

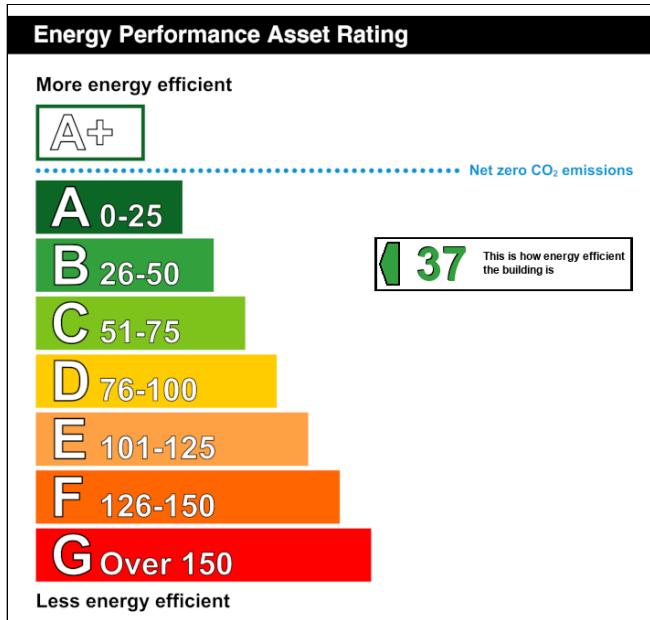
## Planning

We understand that the property benefits from Class A3 & A4 (restaurant & wine bar use). Alternative uses may be considered, subject to Landlords consent and subject to 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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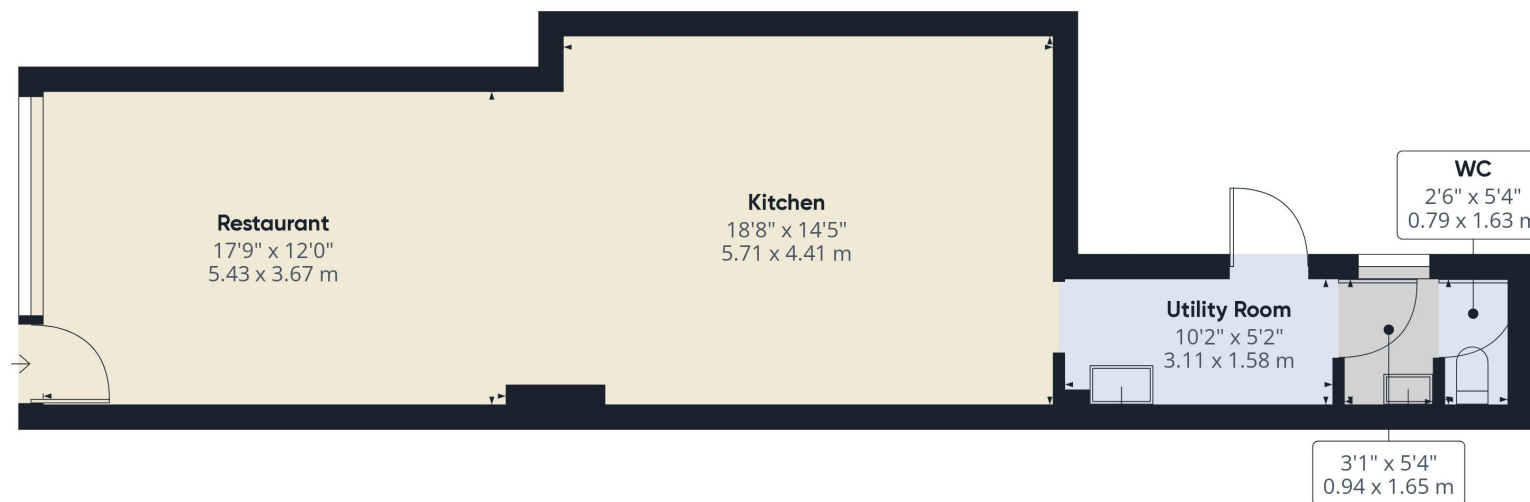


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>m</sup>

592.09 ft<sup>2</sup>

55.01 m<sup>2</sup>

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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