



Terence Painter

ESTATE AGENTS

- Restaurant & Take-Away Premises
- Established Business
- Fully Equipped Turn Key Business
- Prime Trading Position
- Retirement Sale



4c York Street, Ramsgate, Kent. CT119DS.

Leasehold £120,000

## POPULAR RESTAURANT & TAKE AWAY BUSINESS AND PREMISES IN TOWN CENTRE LOCATION

This established Greek restaurant and take-away premises is located in the heart of Ramsgate town centre and is within 250m of the bustling Harbour front. Established in 2019 the restaurant offers a good selection of traditional Greek food available from lunch-time to evening, Tuesday to Sunday. The premises also operates a busy take-away delivery service.

The premises are arranged over two floors with restaurant, open kitchen, preparation and stock room area on the ground floor and further storage, office and shower-room W.C. at first floor level.

The premises are being offered for sale with a lease premium of £120,000 to include all furniture, equipment and fixtures & fittings appertaining to the business. The property is being offered with the balance of the existing 5-year renewable, repairing and insuring commercial lease. The rent is currently set at £8,000 per annum, exclusive.

The restaurant currently features as no.14 of 109 restaurants in Ramsgate on Trip Adviser, with 75 x 5 star reviews.

### Ground Floor

#### Restaurant & Open Kitchen

5.380m x 5.240m (17' 8" x 17' 2") The premises features two attractive bay windows to the front with a central entrance door. Internally the premises can provide approx. ten covers. Laminate flooring. Drinks fridge, wine cooler and hot display cabinet. Electric heater. Stairs to first floor level. Doorway to stock/preparation room. Open to the kitchen.

#### Kitchen Area

Raised counter area with granite counter-worktop area with triple under-counter fridge. Separate cold display unit with triple fridge under. Electric oven, twin-fryer, two griddles and stainless steel extractor canopy over. Twin stainless steel sinks with separate stainless steel wash hand basin and electric water heater.

#### Preparation & Stock Room

5.500m x 2.700m (18' 1" x 8' 10") With double wooden doors tot he front. Twin stainless steel sinks with electric water heater. Stainless steel work station and storage. Chest-freezer and double display fridge. Extractor. Laminate flooring.

#### First Floor

##### Landing

Exposed brick feature wall. With access to stock room, office and shower room/W.C.

##### Stock Room

2.940m x 2.550m (9' 8" x 8' 4")

##### Office

3.300m x 1.890m (10' 10" x 6' 2") With sash window to side. Laminate flooring. wood panelling to two walls.

##### Shower Room/W.C.

1.800m x 1.640m (5' 11" x 5' 5") With corner shower unit, low level W.C. and wash hand basin. Laminate flooring.

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**£120,000**

## Exterior

### Forecourt

At the front of the premises is a pavement forecourt area with electrically operated canopy over.

### Lease

The premises are being offered with the balance of the existing renewable 5-year commercial lease with the rent currently set at £8,000 per annum excluding business rates and building insurance.

### Premium

The premises is being offered for sale with a premium of £120,000 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 £4,950 increasing to £5,800 in April 2023. This is not the amount that 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.

### Building Insurance

The Landlord will insure the premises with the premium recoverable from the tenant.

## Services

The property benefits from electricity, mains water & drainage. No gas.

## Energy Performance Rating

The property currently has a Commercial EPC rating of a 125 (Band E).



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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)

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