



Terence Painter

ESTATE AGENTS

- Restaurant Premises
- Established Business
- Providing 34 Covers
- Prime Trading Position
- Fully Equipped Turn Key Business
- Close to Beach, Bars & Car Park
- £55,000 Premium
- £10,000 Per Annum Rental



39 Albion Street, Broadstairs, Kent. CT101NE.

Leasehold £10,000 Per Annum Rental/Premium £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, bars and car park. The established business currently trades as a steak and gourmet burger restaurant, however the premises would be suitable for an alternative restaurant style, subject to Landlord's approval and any required consents.

The premises currently provides 34 covers and features a fitted bar/counter, fully equipped kitchen with extraction system and a unisex W.C.

The business 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 a renewable rolling commercial lease. A new lease could be available, subject to terms being agreed with the Landlord.

Restaurant

8.00m x 4.87m (26' 3" x 16' 0") Double fronted bay windows, combination of fitted bench and table seating providing seating for up to 34 persons. Vinyl flooring. Wall and mood lighting. Door heater.

Bar and Drinks Storage Area

Tall double bottled drinks fridge. Counter with two under-counter fridges. Stainless steel sink. Counter-top. Till. Door to W.C. Doorway to kitchen.

Unisex W.C.

Fitted with low level W.C. and wash basin with storage under. Hand dryer. Vinyl flooring.

Kitchen

3.42m x 2.55m (11' 3" x 8' 4") Fitted with large stainless steel extractor canopy, six-burner gas range cooker, griddle, grill, twin deep-fat fryer, stainless steel counter top and shelving, wash hand basin and larder fridge.

Lobby Area

2.43m x 0.87m (8' 0" x 2' 10")

Store/Boiler Room

2.20m x 1.42m (7' 3" x 4' 8") Wall mounted gas fired boiler.

Preparation, Stores & Washing-Up Room

3.24m x 2.61m (10' 8" x 8' 7") With quarry tiled floor, twin stainless steel sink unit with drainer. Larder fridge and larder freezer. Storage shelves and racking. Stainless steel counter-top.

Lease

The premises are being offered with a rolling renewable repairing and insuring commercial lease, with the rent currently set at £10,000 per annum. We are advised that a new lease could be available, subject to terms being agreed with the Landlord.

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Premium

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Costs & Deposit

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

Business Rates

The current Business Rateable Value is £9,500. This is not the amount payable but the amount against which the current rate is applied. The premises may be exempt from paying business rates depending on the ingoing tenants circumstances.

Services

The property benefits from mains electricity, gas, water and drainage.

Planning

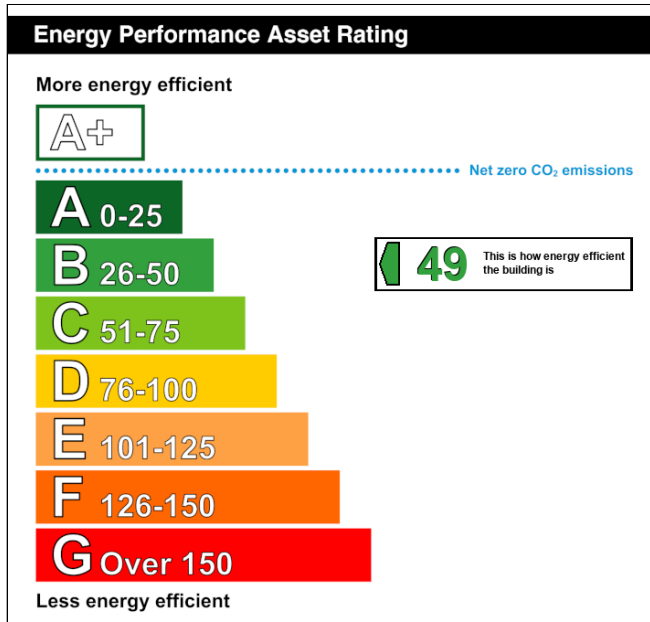
All planning enquiries should be made to Thanet District council Planning Department on 01843 577150 or to planning.services@thanet.gov.uk

Energy Performance Certificate - Rating 49 - B



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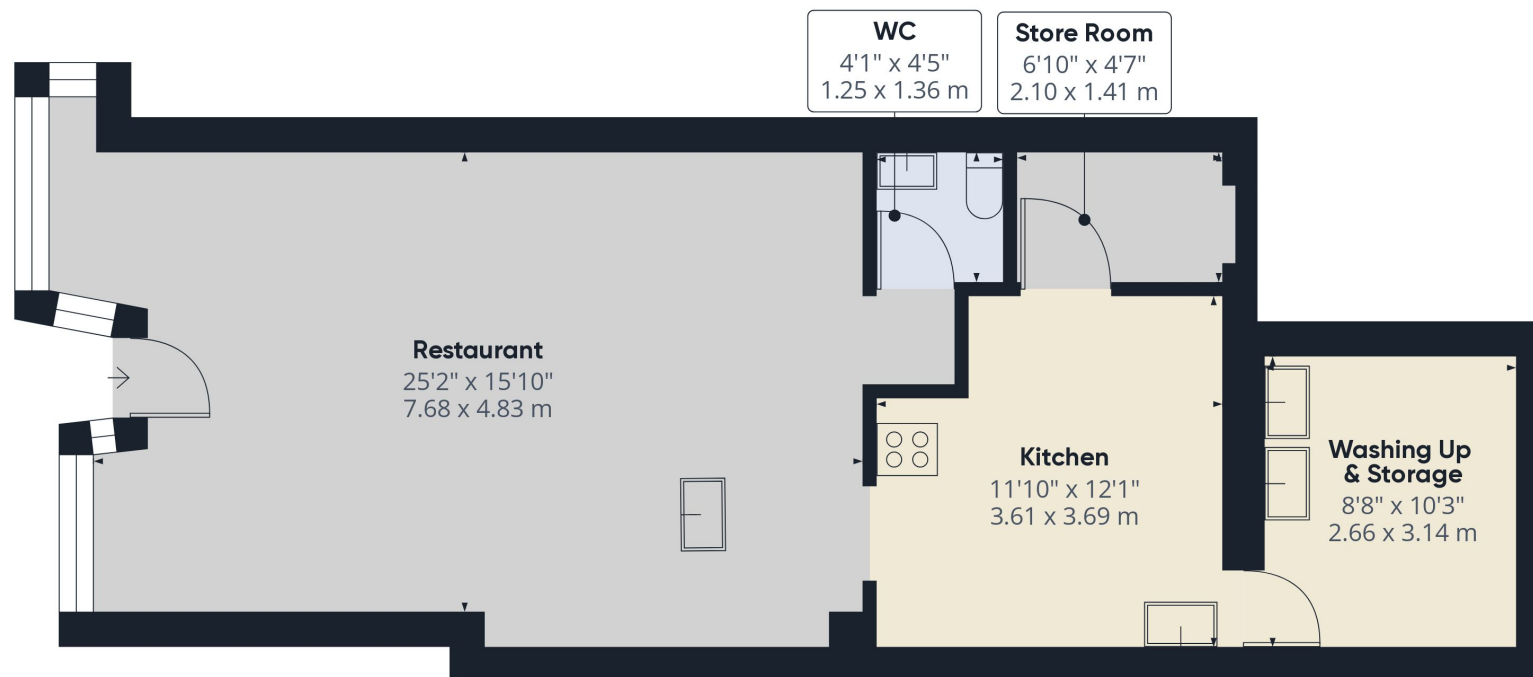


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area^m

696.39 ft²

64.7 m²

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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