

Property Particulars

MARGATE, KENT

12/13 THE PARADE, CT9 1EZ

PROFITABLE CAFE FOR SALE - THE PARADE, MARGATE



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.

DESCRIPTION

The premises is arranged over ground floor and basement, with the following dimensions and net internal floor areas:

Gross Frontage	9.40 m	30 ft 10 in
Net Frontage	9.25 m	30 ft 4 in
Internal Width	9.45 m	31 ft 0 in
Return Frontage	3.61 m	11 ft 10 in
Shop depth	8.39 m	27 ft 6 in
Ground Floor	68.01 sq m	732 sq ft
Basement	61.40 sq m	661 sq ft
Total	129.41 sq m	1,393 sq ft

LEASE INFORMATION

The premises is held in a lease due to expire in approximately 12 months however any new tenant would be offered a new lease. The current rent passing is £22,000 pax.

COMPANY INFORMATION

Information on the company and their profit/loss will be available upon request.

BUSINESS RATES

The property has a rateable value of £7,700.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

VAT

VAT will be payable if applicable.

ENERGY PERFORMANCE RATING

The property has an EPC rating of B.

PRICE

We are instructed to offer this business to include fixtures and fittings for **£150,000**, subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden BSc (Hons)
james@clarke-crittenden.com



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)