

## Property Particulars

### BIRCHINGTON

8 THE SQUARE, CT7 9AB

**WELL LOCATED MAIN ROAD RESTAURANT / CAFÉ  
BUSINESS FOR SALE IN VILLAGE LOCATION**



#### LOCATION

The property is found in the village of Birchington on the prominent main Canterbury Road which connects the A299 Thanet Way with Westgate, Margate and the rest of Thanet.

The business is found in The Square, a busy part of the village close to the Church and surrounded with restaurants and eateries. Nearby occupiers include The Powell Bar & Restaurant, The Cow Shed Bar & Grill, Mahi Tandoori Indian Restaurant, Smugglers Restaurant, The New Dragon Restaurant and Village Square Café.

There is short term pay and display parking nearby in the Albion Road Car Park and the property is well served by public transport having a bus stop directly outside the property and a mainline railway station within a 10 minute walk.

#### DESCRIPTION

These premises trade as 'Fields Café' and has accommodation over ground and basement levels. The business has a total of 14 tables with 37 covers. The property has the following approximate dimensions:-

External Frontage	40 ft 6 in	12.38 m
Internal Width	38 ft 9 in	11.88 m
Built Depth	33 ft 5 in	10.21 m
Ground Floor	1,538 sq.ft	143.0 sq.m
Basement Stores	511 sq.ft	47.5 sq.m
<b>Total Floor Area</b>	<b>2,049 sq.ft</b>	<b>190.5 sq.m</b>

The property includes a fully fitted kitchen to the rear of the ground floor which includes the following equipment,

- Lincat Commercial Oven
- Polar Undercounter Fridge
- Polar Larder Fridge
- Single Domestic Oven
- Two Commercial Microwaves
- Double Buffalo Sandwich Grill
- Commercial Buffalo Grill
- Induction Hob
- DC Automatic Commercial Dishwasher
- Single Undercounter Fridge
- Single Undercounter Freezer
- Stainless Steel Sink
- Three Chest Freezers
- Larger Fridge



#### Front of House

- Double Display Fridge
- Hot Water Boiler
- Undercounter Double Drinks Fridge
- Biepi Coffee Machine\* (under lease contract)

Also included in the sale of the business is a Heta Wood Burner and all tables and chairs.

The business has its own web site domain name (<https://fieldscafe.co.uk/>) and Facebook account with over 3,400 followers (<https://www.facebook.com/fieldsbirchington/>)

#### EPC

The property has a 'C' rating.

#### BUSINESS RATES

We understand the property has a rateable value of £9,800.

*Note: Prospective tenants are advised to make their own enquiries of Thanet District Council*

#### VAT

We understand the business is not VAT elected.

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### LEASE

The premises are held on a ten year lease with approximately eight years unexpired. The lease provides for effective FR&I covenants, and fixed rent reviews at each third anniversary of the term.

The lease is inside the security of tenure provisions of the Landlord & Tenant Act. The rent passing is **£9,000 per annum exclusive**.

### PREMIUM

We are instructed to offer the business, with fixtures, fittings and goodwill for **£95,000**, subject to contract.

### VIEWINGS

By appointment with Clarke & Crittenden on 01843 841123

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### RESTAURANT REVIEWS

*"I was out for a Christmas party with a group of friends. I couldn't find fault with anything. Food was delicious and hot. Staff friendly and efficient. I would definitely recommend."*

*"My favourite Birchington cafe! My favourite Thanet cafe! Probably my favourite cafe ever! Everything made with care and real skill. Friendly and welcoming."*

*"Had afternoon tea for my sisters 70th birthday. 6 of us, I'm gluten intolerant, not a problem, I was catered for with beautiful food. I and 2 others don't take cows milk, again not a problem, oat milk was provided. I can't have caffeine, decaff tea & beautiful coffee available. Staff lovely, polite & helpful. Parking (to pay) at car park behind Brills. No steps at entrance so wheelchair access available. Parking: Parking (paid) in car park at rear of Brills DIY shop. Wheelchair accessibility: No steps"*

*"Fantastic place lovely staff delicious food. I highly recommend that people should give this place a try as you won't be disappointed."*

### Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Clarke & Crittenden is the trading name of Crittenden Commercial Limited January 2024