

Property Particulars

MARGATE, KENT

16 ETHELBERG CRESCENT, CT9 2DY

BUSINESS FOR SALE – NEWLY REFURBISHED FULLY FITTED RESTAURANT/CAFÉ FOR SALE



LOCATION

Sweet Caroline's is a licensed dessert house restaurant 100m from the sea in the heart of Cliftonville, Margate, overlooking the sea, and close to the Lido complex.

The premises is adjacent to an indoor bowling alley, leisure centre, and a children's play area and a number of hotels and guesthouses, and the property is within a 5-minute walk of the Turner Contemporary Art Gallery and Margate seafront.

DESCRIPTION

The premises comprise of a ground floor retail/restaurant unit with the following net internal floor areas.

Ground Floor	465.0 sq.m	5,005 sq.ft
Total	465.0 sq.m	5,005 sq.ft

CONFIDENTIALITY

PLEASE NOTE THAT THE STAFF ARE UNAWARE OF THE SALE AND UNDER NO CIRCUMSTANCES ARE THEY BE APPROACHED. FOR MORE INFORMATION ON THIS BUSINESS PLEASE CALL US ON THE NUMBER BELOW.

LEASE INFORMATION

The premises is held on a lease to expire in September 2028 at a passing rent of **£39,000 pax.**

BUSINESS RATES

The property has a rateable value of £26,750.

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 **£60,000**, subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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