



*the voice of experience*



19 High Street, Dover, CT16 1DP

EVER DREAMED OF RUNNING YOUR OWN RESTAURANT? This could be the ideal opportunity for you. No 19 High Street, has been trading as a restaurant for many years and now a new lease is available. Set on a busy & prominent corner location, this restaurant has great potential.

- FABULOUS OPPORTUNITY
- ESTABLISHED RESTAURANT LOCATION
- NEW LEASE TO BE AGREED
- PRIVATE PARKING AREA TO REAR
- USEFUL REAR STORE ROOM
- ENERGY RATING -D(86)



To arrange a viewing please call **01304 246111**

A new lease to be agreed on this restaurant which offers 30 covers. As you enter, there is an open plan reception and restaurant area, with spiral staircase leading to a mezzanine area. There is a well-equipped kitchen and washing up area and two toilets. To the rear of the building is a private courtyard with off road parking and access to a useful large store room.

The Landlord/owner who has successfully run the restaurant for over 25 years, is now looking for a new tenant and feels the site would work well as a European style of restaurant cuisine.

There is gas central heating, supplied by a boiler located in the kitchen.

He is offering a new tenant 3 months' rent free, and is looking at offering with a new lease, all the fixture and fittings (including kitchen equipment) for a goodwill payment of £35,000. The Landlord would consider a payment plan for this.

### Restaurant Area

Attractive restaurant area with thirty covers spread out over the ground floor and on the mezzanine level which is accessed by a spiral staircase. Reception / bar area with steps leading down to two toilets and door to washing up room.

### Washing Up Area & Kitchen

Washing up area with access door leading to the rear courtyard/parking area. Step up to the kitchen area.

Kitchen with two large commercial 6 burner hobs and ovens. Worktop space and various fridge/freezers.

### REAR COURTYARD/DRIVEWAY

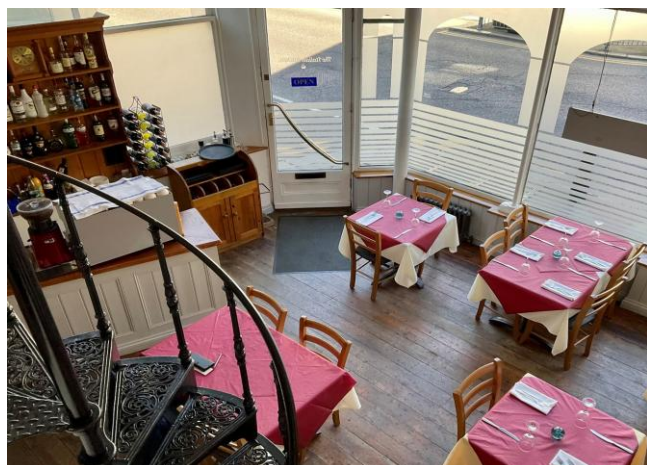
Off road parking space and for commercial bins. Access to rear storage unit.

### Storage Unit 6.12m (20'1) x 5.33m (17'6)

Ideal storage area for the restaurant.

### Lease Term

A new lease to be agreed - the owner is willing to offer the new tenant three months' rent-free period.



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## Services

The owner has advised that there is mains, electric, gas, water and drainage.

## Energy Rating

Commercial EPC - Rating D (86)

## Rent & Deposit

£12,000 per annum. Deposit required of a quarter rent, so £3,000.

## Insurance

The tenant to reimburse the landlord for a proportion of the building's insurance, which for this year is £TBC

## Legal Costs

Each party to be responsible for their own legal fees.

## Rateable Value

According to the Government website, the rateable value for this property from the 1st April 202 is £6,900

Prospective tenants should make their own enquiries regarding this figure direct with Dover Council.

Viewings direct with the agent Tersons

Contact 01304 246111

Email [dover@tersons.com](mailto:dover@tersons.com)

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