

26-28, Strand Street, Sandwich, CT13

For Sale - Full Repair & Insure - Guide Price £65,000



Restaurant, Full Repair & Insure

An exciting opportunity to purchase one of the most popular Kitchen & Bar businesses in the highly sought after historic Cinque Port town of Sandwich.

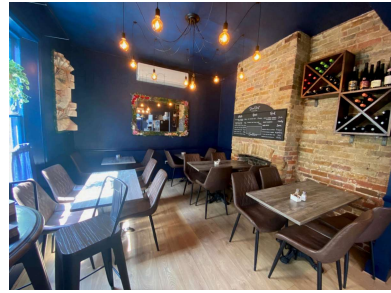
Currently operating as a Café bar Tuesday-Sunday and Wine Bar on Friday and Saturday nights 6pm-11pm with huge potential to increase both. The premises is fully licensed 7 days a week 12:00-23:59 and offers potential for an evening Bistro or additional wine bar opening.

The business is for sale and includes all fixtures and fittings, together with an assignment of the current Fully repairing and Insuring (FRI) lease which has approx. 6 years remaining, plus stock at Valuation (SAV)

Rent: £7,200 PA no VAT

Rates: £4,850 According to the VOA website. This is not what you will pay, and you should make enquiries to the Valuation office regarding exemption or discounts before entering into an agreement. Each party to bear their own costs and ingoing tenant responsible for Landlord's legal fees.

With income from day one, this is a great opportunity to expand your existing brand or enter the industry at an incredibly affordable price point and develop what is already a profitable business. Trading figures available to serious, interested parties only.



Contact

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IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.