

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

FOR SALE OR TO LET

MARKET PLACE, FAVERSHAM

RESTAURANT/BAR

4 STOREY GRADE 2 LISTED BUILDING

950 SQ FT ON GROUND FLOOR PLUS

GARDEN & OUTSIDE DINING

3 BEDROOM FLAT ABOVE



1 MARKET PLACE, FAVERSHAM, KENT, ME13 7AG

RENT £25,000 PA EX

GUIDE PRICE £400,000.

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

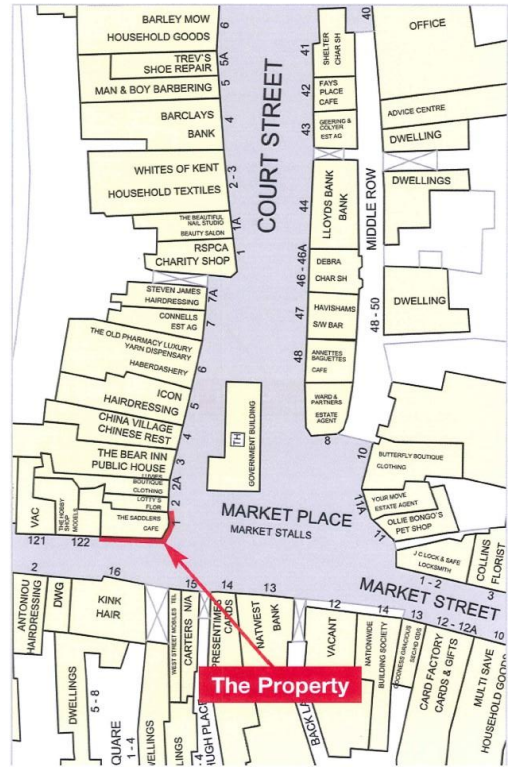
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	<p>The historic market town of Faversham is situated approx. 55 miles south-east of Central London, midway between Canterbury and Sittingbourne, and enjoys excellent road access, being adjacent to the A2 and within two miles of Junction 6 of the M2 Motorway. The town also benefits from good train services, with direct links to London Bridge, St Pancras and Cannon Street Station.</p> <p>The property is located on the pedestrianised Market Place, at its junction with West Street and Court Street, some 0.3 miles to the north of Faversham Rail Station. Occupiers close by include Nationwide, NatWest, Card Factory, Lloyds Bank and Barclays Bank, amongst a range of local retailers, estate agents and restaurants. The Shepherd Neame Brewery is also nearby.</p>
Description:	<p>An excellent restaurant building located on a prominent corner site in the heart of the Square in Faversham. The space is arranged on ground and three upper floors to provide a ground floor restaurant with kitchen, preparation, storage and a function room at first floor with a dumb waiter to ensure speed of service. There is a total of 65 covers inside plus a pavement licence from Swale Borough Council for a further 11 tables outside. The second and third floors provide residential owners/managers accommodation by way of a spacious 3 bed flat accessed from within the restaurant. The property also benefits from an enclosed rear courtyard. The property is now permanently closed but previously traded Thursday to Sunday which suggests there is lots of potential to develop a much wider trade.</p>
Business Rates:	Interested parties are advised to make their own enquires to the local Authority, being Swale County Council.
Terms:	To be let on a new FRI lease for a term of 4, 8 or 12 years to suit. OR For Sale Freehold with vacant possession.
Deposit:	Subject to status, a deposit of up to 6 months rent may be required.
Reference Fee:	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
VAT:	Not applicable.
Legal Fees:	Ingoing tenant required to make a contribution of £1,250 + VAT towards landlord's reasonable legal costs.
Viewing:	<p>Strictly via appointment through joint sole agents:</p> <p>John Payne Commercial 020 8852 6125 Or Joint Agents. WH Breeding - Duncan MacKinnon 01795 531622</p>

BL/EJ/MP1/C00656

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor

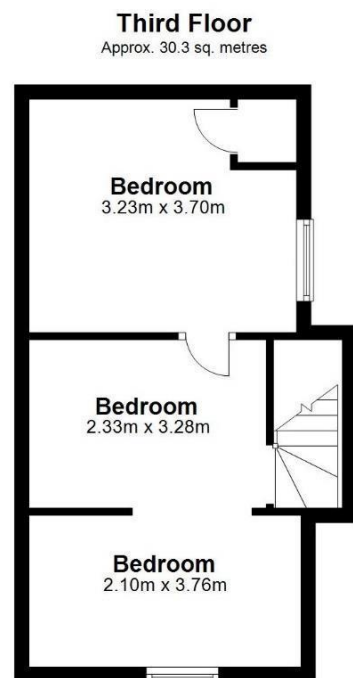
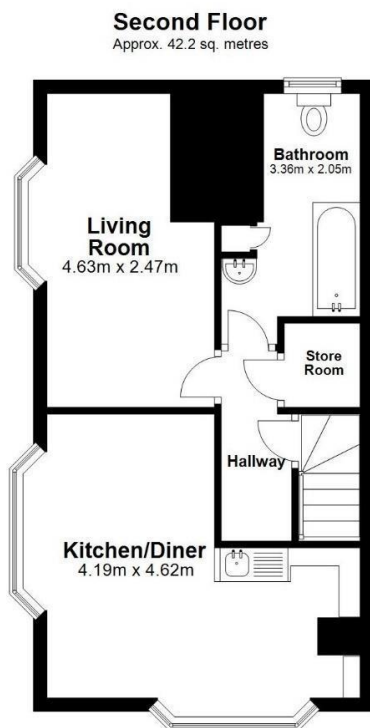
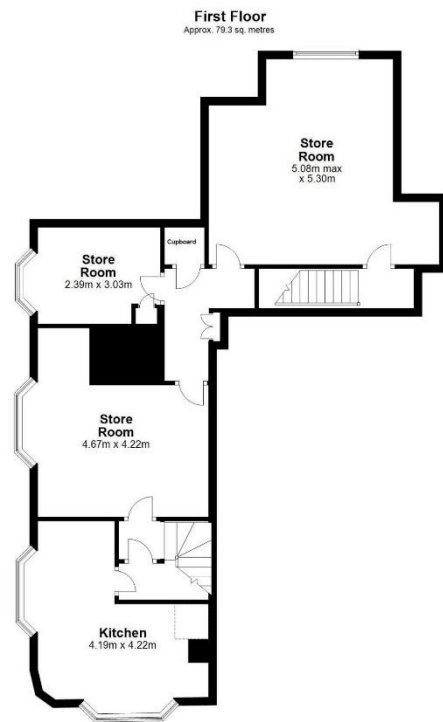
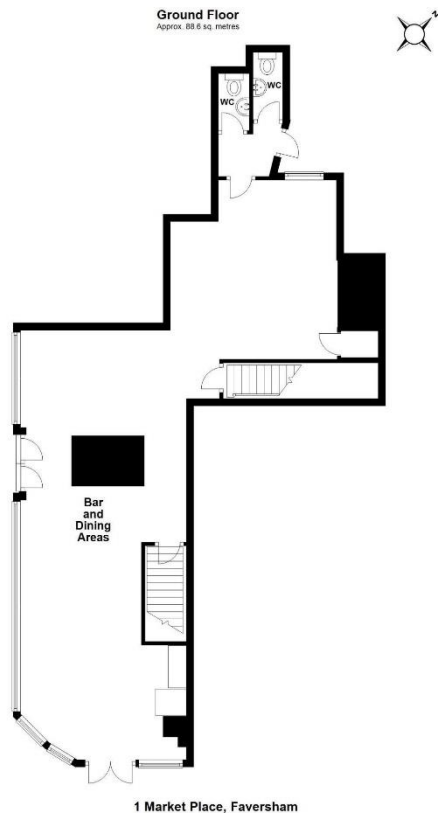


Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Fax: 020 8318 9794 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor