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APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

EXCLUSIVE KENT TOWN
CHARMING LEASEHOLD
LIC. RESTAURANT/COFFEE SHOP



- ◆ **CHARMING GRADE II LISTED PREMISES**
- ◆ **90 COVERS**
- ◆ **SELF CONTAINED 3 BED FLAT**
- ◆ **POTENTIAL FOR EVENING TRADE**
- ◆ **TURNOVER £8,830 PWK ON ACCOUNTS**
- ◆ **STAFF RUN**

PRICE:
LEASEHOLD £39,950
REF: C1246

LOCATION

Prominently situated occupying a prime trading position in the high street of this prosperous Kent Town, drawing trade from over a wide catchment area. The business enjoys excellent all year round trade.

BUSINESS

Established for over 20 years this reputable concern offers great home made British food, breakfasts, morning coffee, lunch and afternoon teas. Currently entirely staff run offering tremendous potential for an owner manager to further develop with longer opening hours, especially evenings to exploit the drinks licence.

TURNOVER

Current accounts for the year ending 31st May 2026 show takings of £459,173 pa plus £11,800 pa flat rental income with a gross profit of £368,520.

The accounts show a net profit before tax of £47,295pa after a wage bill of £191,932pa.

STAFF

5 full time 5 part time

WAGES £192,000 P.A (Approx)

HOURS

9.00am - 5.00pm Mon to Sat

10.00am - 5.00pm Sun

PREMISES

Imposing Grade II listed, corner premises with 2 sep. front entrances to Restaurant Area: Charming décor throughout featuring an abundance of original exposed wall and ceiling timbers and a delightful inglenook fireplace. 90 total Covers (Including first floor seating area.) Hallway: Sep Ladies and Gents W.C's. Baby Change Room: Wash up Area: st/stl sink, dishwasher. Kitchen: 6 burner range and oven, double fryer, griddle, grill, 4 commercial microwave ovens, under counter refrigeration, 3 upright chillers. Prep Area: st/stl sink, dishwasher, 3 upright chillers, chest freezer. Staff Room: Staff W.C. First Floor: Further Restaurant area: Second Floor: Office: Store Room: OUTSIDE: Parking for 1 car at rear. Delivery access.

LIVING ACCOMMODATION

Self Contained 3 bedroom Flat (Sublet producing £1,000 PCM)

TENURE

New 15 year lease from June 2025 with a rent of £68,000 pa rising by £1,000 pa for the next 4 years.

5 year rent reviews. The landlord will require a 6 months rent deposit and a personal guarantor.

EPC RATING

Not required

BUSINESS RATES

£8,000 P.A. approx. (Payable)

Price: Leasehold £39,950

Ref: C1246

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.