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APEX
BUSINESSSALES

3 Bank House
High Street
Wrotham
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TONBRIDGE - KENT

LEASEHOLD

CAFE/COFFEE SHOP (A3 USE)



- ◆ **PRIME POSITION**
- ◆ **56 COVERS**
- ◆ **HUGE POTENTIAL**
- ◆ **TURNOVER £4,500 PWK**
- ◆

PRICE:
LEASEHOLD £130,000
REF: C969

LOCATION

These well appointed premises occupy a coveted trading position fronting a busy Street in the centre of Tonbridge being close to all the major stores, Banks and Offices.

BUSINESS

This is a well established concern which has been in the present hands for some 15 years and which is now only reluctantly being marketed as a result of partnership dissolution. Tremendous potential exists for the introduction of evening trade.

TURNOVER

£4,500 PWK @ 60% GP.

STAFF

2 Partners 1 Full Time and 2 Part time staff

WAGES - £500 PWK

HOURS

6.00am to 6.00pm - 7 Days

PREMISES

Double fronted premises with single entrance to: Restaurant Area: tasteful decor and furnished to accommodate 56 covers. Customer W.C's. Servery: Refrigerated serve over counter, till, Stills boiler. Kitchen: Pannini grill, bain marie, griddle, toaster, 4 burner range and oven, microwave oven, double fryer, microwave oven, freezer, st/stl sink. Store room: 2 chest freezers. Store Room:

TENURE

Approx 5 Years remaining on original 20 year lease

RENT - £19,000 PA (5 year reviews)

EPC RATING

TBA

BUSINESS RATES

Nil currently payable

Price: Leasehold £130,000

Ref: C969

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.