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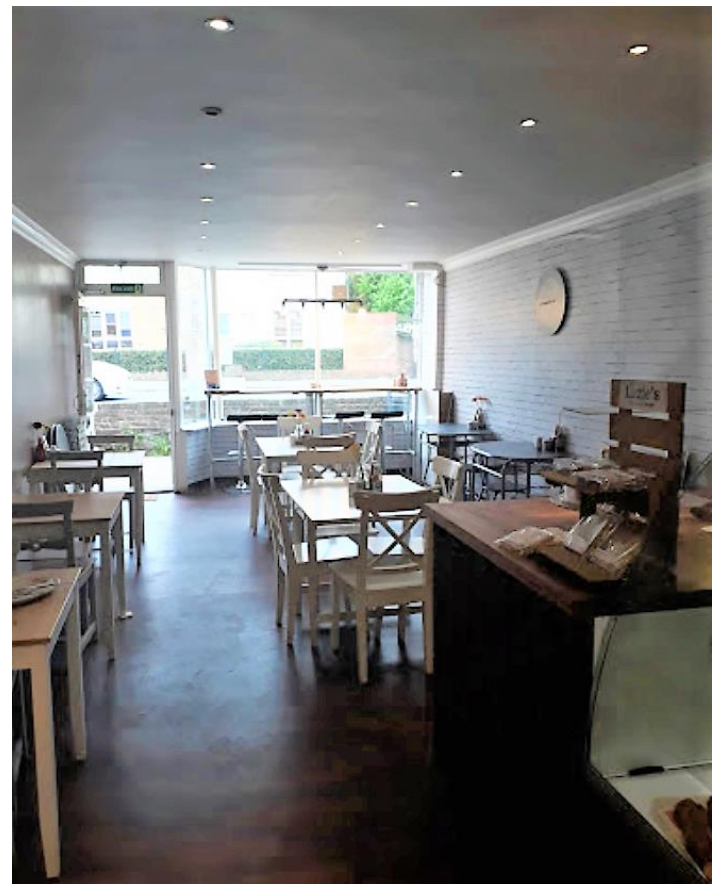
APEX
BUSINESSSALES

3 Bank House
High Street
Wrotham
Kent TN15 7AE

EXCLUSIVE VILLAGE NEAR GRAVESEND - KENT

LEASEHOLD

SANDWICH BAR/COFFEE SHOP



- ◆ SUBSTANTIAL PREMISES
- ◆ BUSY LOCATION
- ◆ 1 BED S.C. FLAT LET PRODUCING £900 PCM
- ◆ TURNOVER £3,000 - £3,500 PWK
- ◆ HUGE SCOPE

PRICE:

LEASEHOLD £72,500

REF: C1101

LOCATION

Prominently situated forming part of a comprehensive parade, fronting a busy main road in the centre of this charming village located 3 miles from Gravesend and serving a densely populated affluent residential area. The Business is unopposed and draws trade from over a wide catchment area.

BUSINESS

This is a well established business which has been in the present hands for 7 years and which is now only being marketed as a result of the vendors family commitments. Tremendous potential now exists for the introduction of longer hours including Sunday trading, more outside catering and functions.

TURNOVER

£3,000 - £3,500 PWK @ 60% G.P.

HOURS

7.00am – 3.00pm Mon to Fri (Sat - 7.30 to 2)

Closed Sun

PREMISES

Seating to front for 6. Mid parade premises with single frontage and single entrance to: Retail Area: 500 sqft. Seating for 24. Ref. Serve over counter, ambient display cabinet, heated display cabinet, elect till, 2 upright drinks chillers, microwave oven, 2 group espresso coffee machine, toaster, scales. Kitchen: Commercial steam oven, bain marie, 2 ring hob, panini grill, grill, soup kettle, 2 bread slicers. Prep Area: Hot plate, double fryer, griddle, extractor canopy, under counter refrigeration, st/stl sink. Prep Area: st/stl prep surfaces, double st/stl sink. Store Room: shelving. Store Room: 3 chest freezers. 2 Sep W.C's. Further Store Room: OUTSIDE: Yard: Parking for 2 cars.

LIVING ACCOMMODATION

Self contained 1 Bed flat currently let producing £900 PCM

TENURE

Approx 4 years remaining on renewable 20 year lease.

RENT - £22,800 PA. (5 year reviews)

EPC RATING

TBA

BUSINESS RATES

Nil currently payable

PRICE: Leasehold £72,500

Ref: C1101

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.