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APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

CANTERBURY - KENT
LEASEHOLD
LIC. CAFE BAR



- ◆ **PRIME CITY CENTRE LOCATION**
- ◆ **RECENTLY REFURBISHED**
- ◆ **63 COVERS + 34 OUTSIDE**
- ◆ **TAKING £7,000 - £9,000+ PWK**
- ◆ **STAFF OPERATED**

PRICE:
LEASEHOLD £149,950
REF: C1186

LOCATION

These recently refurbished grade II listed premises occupy a prime trading location fronting a busy street in Canterbury City Centre. Close by are numerous offices, banks and stores which provide an excellent level of trade. The premises are adjacent to the historical cathedral which draws tourists all year round.

BUSINESS

This is a well established concern which was recently (2025) completely refurbished throughout and is now presented in immaculate condition. It is licensed and operates as a coffee/cafe bar with cocktails later in the day and evening. Now presented as a modern clean concern with seating for 17 and additional first floor seating for another 46 in 3 well presented rooms all enjoying Cathedral views. There is also outside seating to the front for another 34 being an ideal sunny spot for people watching. The business is totally staff run offering tremendous potential for owner involvement and office deliveries, sandwich rounds and outside catering if desired. The premises also benefit a currently unused second floor which could be utilized as separate function room or as a 1 bed staff/managers flat (subject to p/p).

TURNOVER

We are informed that the business enjoys a turnover around £7,000 - £9,000+ pwk @ 70% GP.

STAFF

Run by 2 full time staff and 3 part timers. Wage Bill £1,500 pwk.

HOURS

10.00am - 6.00pm Mon – Thurs 10.00am - 8.00pm Fri 10.00am - 10.00pm - Sat

PREMISES

Attractive recently refurbished grade II listed corner premises with seating for 17 across tables and chairs plus window bar seating. Long servery counter incorporating glass fronted display, Coffee machine, coffee grinder, Epos till system, beer pumps, glass fronted refrigerated drinks display cabinet, st/st sink, griddle, glass washer. Two sets of stairs to first floor comprising 1 large room and two smaller cosy rooms with seating for a total of 46. Customer WC with H&C hand wash basin. Two sets of stairs to unused Second Floor comprising: Function Room with Bar (or Bedroom), Sep. WC. Shower Room and kitchenette.

There is also a large basement offering good storage, beer cellar, chest freezer and two large upright fridges.

LIVING ACCOMMODATION

The second floor in need of refurbishment which could be utilized as a 1 bed flat if desired (subject to p/p).

TENURE

New Lease to be granted to ingoing tenant - Neg terms.

RENT £37,000 PA (5 year reviews)

EPC RATING

TBA

BUSINESS RATES

Approx £3,000 pa payable

Price: Leasehold £149,950

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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.