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APEX
BUSINESSSALES

The Clock House
High Street
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ASHFORD TOWN CENTRE - KENT

LEASEHOLD FULLY FITTED
TAKE AWAY RESTAURANT
PREMISES



- ◆ **PRIME PEDESTRIANISED TOWN CENTRE LOCATION**
- ◆ **FULLY FITTED TO TRADE BY NATIONAL FRANCHISE**
- ◆ **52 COVERS**
- ◆ **SUITABLE FOR ANY STYLE OF CUISINE**

PRICE:

LEASEHOLD £19,950

REF: C1247

LOCATION

Prime town centre pedestrianized location close to the County Square Shopping Centre and Cinema and being amongst many national chain stores such as Subway and Burger King, Banks and Offices. The popular Designer outlet is a 5 minute drive away.

BUSINESS

Currently trading as a national chain but being sold as a vacant site fully fitted to trade.

PREMISES

Modern corner premises with double frontage and three entrances to Restaurant Area: tiled flooring, Served counter. Kitchen with separate wash up/prep area. A full inventory of commercial equipment including: 2 Upright freezers, Chest freezer, 2 Under-counter freezers, 1 Under-counter fridge, Twin fryer, 2 Microwaves, Griddle, Roller toaster, Taylor ice cream machine, Taylor shake machine, Dishwasher, Tables and chairs to seat 52 covers, Cookware and kitchen equipment plus many more fixtures and fittings.

Staff WC with hand wash basin. Sep Ladies & Gents WC facilities. Side access.

TENURE

Held on two leases with a combined rent of £22,500 pa.

Both leases are 10 year leases from 25th April 2025. Rent £11,250 pa until April 2028 when each will increase to £12,500 pa for the next 2 years. (5 year reviews thereafter)

Break clause in April 2030.

EPC RATING

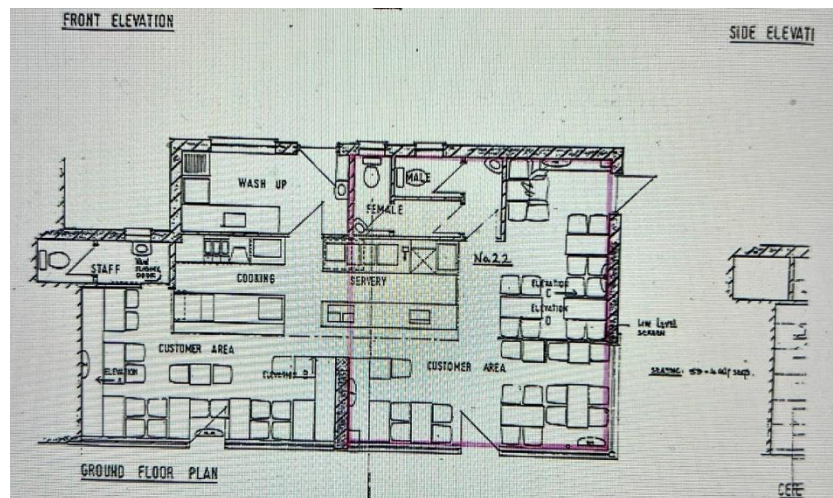
Band B

BUSINESS RATES

TBA

Price: Leasehold £19,950

Ref: C1247



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.