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APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

CHARMING VILLAGE NR DEAL - KENT

LEASEHOLD LIC. CAFE



- ◆ 18 COVERS PLUS 4/8 OUTSIDE TO FRONT
- ◆ PATIO GARDEN TO REAR SEATING 10
- ◆ 5 DAY/EASY HOURS TRADING
- ◆ TURNOVER £77,000 P.A.
- ◆ HUGE POTENTIAL
- ◆ LOW RENT

LEASEHOLD PRICE £29,950

REF: C1228

LOCATION

These charming premises occupy a prominent trading location on a small parade in the centre of this delightful village located some 8 miles from Deal and set in some of Kent's most picturesque countryside. The area is popular with walkers and cyclists which helps generate more trade especially during the summer months.

BUSINESS

Established by our clients some 3 years ago this well presented concern has established a loyal clientele from locals and neighbouring villages. Currently the business operates five days a week and hosts two Bistro evenings per month, presenting significant opportunities for revenue growth.

The café features a delightful courtyard garden that provides an outdoor dining experience during the warmer months, along with additional street side seating. Operated by a couple with occasional assistance during peak periods or special events, this turnkey café offers an excellent opportunity for anyone looking to embark on their first business venture. It is fully equipped and ready for a new owner to step in and grow the business further with potential for the introduction of longer opening hours especially Sundays and Mondays.

TURNOVER

£77,000 P.A @ 65% G.P.

STAFF

Run by Vendors with part timers as required.

HOURS

Tues to Fri 9.00am to 2.00pm
Sat 9.00am - 1.00pm
Sun & Mon Closed

PREMISES

Double fronted parade unit with seating to front for 8. Single entrance to: Cafe Area: Cosy well presented concern with 18 Covers at quality furniture. Counter with display shelving, cake display unit, till, coffee machine with grinder, wine fridge, hatch to Kitchen. Kitchen: tiled walls, st/stl sink, microwave oven, electric oven with induction hob, double fryer, extractor electric grill, commercial toaster, dishwasher, fridge, hand wash sink. Customer Toilet: Door to rear Patio garden with seating for 12 with vine covered pergola over. Store Cupboard with Freezer and washing machine.



TENURE

New lease to in going tenant. Term negotiable. RENT - £6,500 P.A.

EPC RATING

TBA

BUSINESS RATES

Nil currently payable

Price: Leasehold £29,950

Ref: C1228

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.