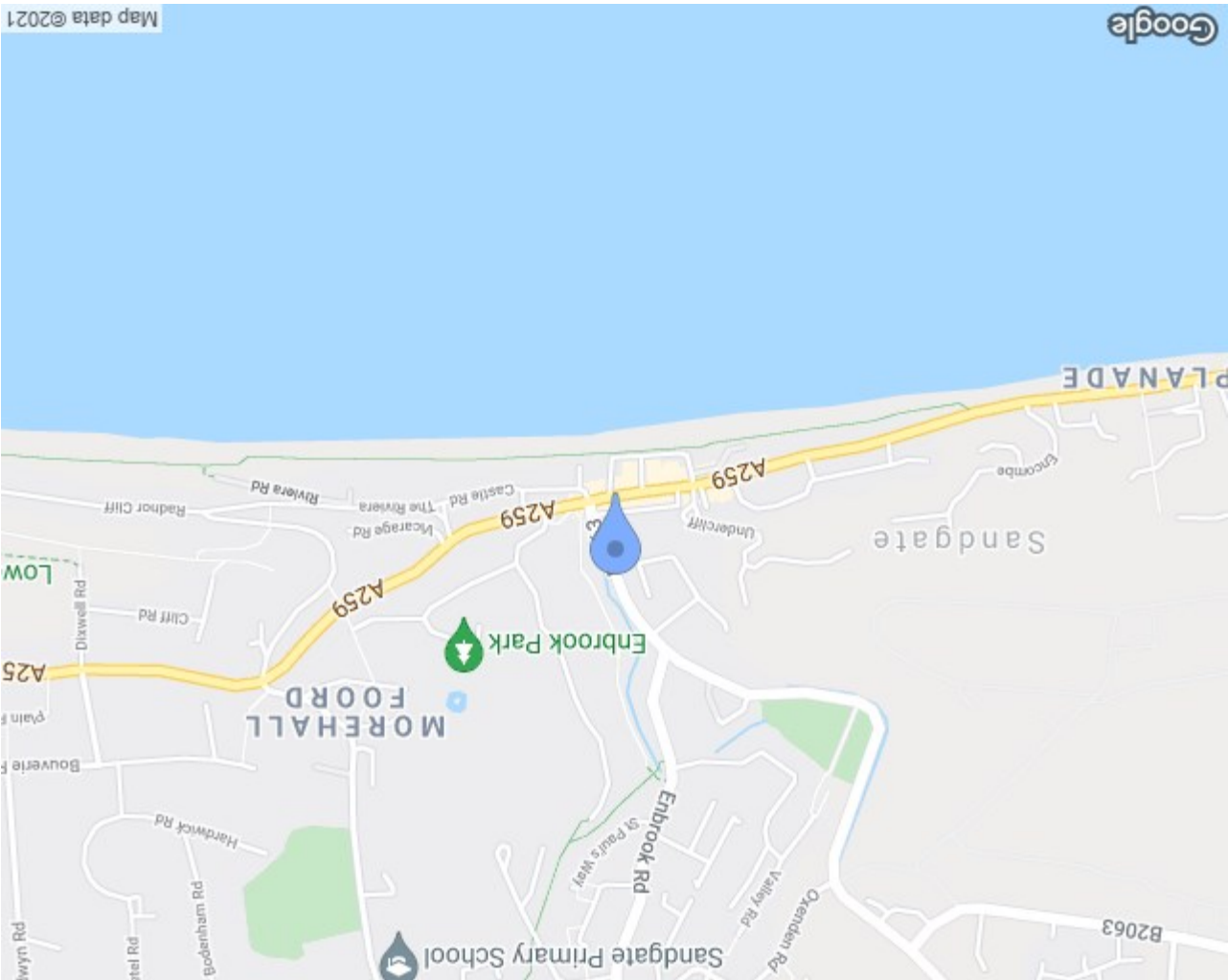


www.milesandbarr.co.uk/referral-fee-disclosure
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



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Discovery Park, Innovation House Innivation Way, Sandwich, Kent, CT13 9FF





COMMERCIAL THE VAULTS SANDGATE HIGH STREET
FOLKESTONE

£24,000 PER ANNUM

- Restaurant Business FOR SALE
- Close to the sea
- Business Premium Sought
- £100,000
- Popular with the locals
- 142 Tripadvisor Reviews

LOCATION

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

Miles & Barr Commercial are delighted to bring to market this turn-key business opportunity in the heart of Sandgate, just one road away from the sea. In its current guise the property is set up as a modern and stylish ground and lower-ground restaurant and bar, with 89 google reviews and 142 trip advisor reviews.

The ground floor features 16 cover restaurant with an open-kitchen, separate wash up area and steps up to WCs. Access to the side and rear from the property is situated opposite the toilets, also.

The lower-ground has a bar area, along with a number of private dining areas and has been renovated from a previous bank - hence where the restaurant and bar gets its name.

The current owners have carried out renovation works and occupied the restaurant and bar since its inception. A business premium (£100,000) is being sought for all fixtures, fittings and kitchen equipment.

DESCRIPTION

- Ground Floor
- Main Sales Area 29'7" x 15'10" (9.026 x 4.841)
- Hallway 24'10" x 3'9" (7.578 x 1.162)
- Open-Kitchen 10'7" x 15'7" (3.233 x 4.758)
- Pot-Wash 11'5" x 7'7" (3.487 x 2.315)
- WCs 9'9" x 10'11" (2.995 x 3.329)
- Lower Ground
- Bar/Dining 16'0" x 18'8" (4.877 x 5.693)
- Private Dining Area 5'10" x 8'9" (1.794 x 2.677)
- Private Dining Area 2 6'1" x 7'3" (1.870 x 2.233)
- Private Dining Area 3 12'1" x 8'0" (3.691 x 2.453)
- Dining Area 12'5" x 10'10" (3.803 x 3.313)
- Back-bar 13'5" x 5'3" (4.107 x 1.622)
- Beer Cellar 10'10" x 4'2" (3.322 x 1.273)
- WC 8'7" x 3'9" (2.629 x 1.164)
- Store Room 6'4" x 3'1" (1.947 x 0.957)

