



ST. MILDREDS ROAD
WESTGATE-ON-SEA

£665

- Business Premium
- Westgate High Street
- EPC- B Rating
- Thriving Business

ABOUT

SUPERB BUSINESS OPPORTUNITY IN PROMINENT LOCATION!

BUSINESS PREMIUM AVAILABLE FOR £70,000!

Miles and Barr Commercial are delighted to bring to the market the opportunity of purchasing a business premium from a thriving business in the heart of Westgate. The properties premium will include all the fixtures and fittings from the property!

The current owners are requesting a premium of £70,000 for the purchase and continuation of the current lease. The property is currently trading as a cafe/bar allowing the new tenants several options.

The property comprises of a large sales area, with seating throughout the property, and a large kitchen area to the left hand side. Being in such a popular location, this is not an opportunity to be missed!

Virtual tour can be seen below and viewing highly recommended.

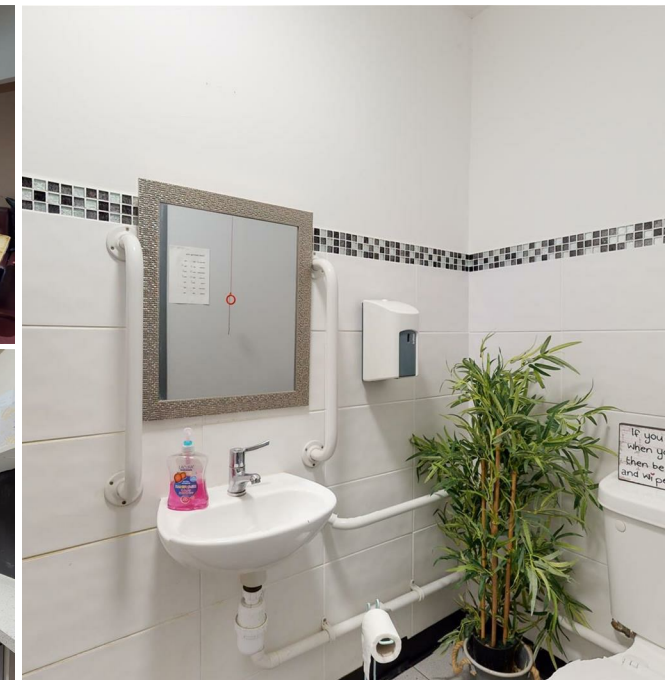
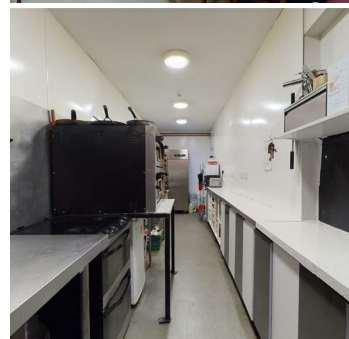
LOCATION

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just enjoying the blue flag beaches or our local sea front pub.

Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-On-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery.

Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, endless miles of promenade for serious



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

t. 01227 499500 e. commercial@milesandbarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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, measurements, 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: www.milesandbarr.co.uk/referral-fee-disclosure