

HUMMERSTONE & HAWKINS

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FREEHOLD PROPERTY IN EAST KENT FOR SALE.



Fairly sizeable mixed use freehold property for sale.

Ground floor C. 50 cover restaurant with basement storage.

First & second floors providing residential living accommodation.

Restaurant trading as 'The Golden Curry' since C.1978.

Sold with vacant possession or business can be continued.

Upper floors may be suitable for an HMO (stp).

63 Northdown Road

Cliftonville

CT9 2RJ

Tenure: FREEHOLD

Asking Price: £375,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Cliftonville is a coastal area of Margate in the Thanet district of east Kent.

The main shopping area of Cliftonville is located on Northdown Road where there is a good mix of both national retailers including Tesco's, Aldi, Costa, Kwik Fit etc plus a high number of specialist and independent retailers. Northdown Road is a busy thoroughfare therefore the property enjoys a high volume of both pedestrian and vehicular passing trade. Northdown Road is also a main bus route.

THE PROPERTY:

The subject property comprises a 3-storey plus basement mid terraced building.

A traditional shop frontage with a single entrance door into the main restaurant area which at the rear has customers toilets and behind a commercial kitchen. From the kitchen there are stairs which lead down to the basement.

Arranged over the upper floors is residential accommodation which can be accessed either from the main restaurant area or an external staircase at the rear of the property.

INTERNAL DETAILS:Ground floor & Basement

An entrance lobby leads in the main well-presented restaurant area which is air conditioned provides seating for between 50 – 60 persons and includes on the left hand side a bar. A doorway at rear leads to a small lobby and separate customer toilets each with a w.c. and wash hand basin. Behind the seating area is a fitted kitchen which has fixture and fittings to include: 12 burner gas cooker, 2 ovens, canopy extractor hood, a Tandoori oven, plate warmer, fridge & freezers and a stainless steel sink unit. Access to the basement is via a staircase from the kitchen and provides ample storage space.

Approximate measurements:

Restaurant: 52.538sq m. / 566sq. ft.

Kitchen: 18.451sq m. / 199sq. ft.

Basement: 61.136sq m. / 658sq. ft.

First & Second floors

The main access is via an external staircase at the rear of property and a door into a first floor landing where there are doors to all rooms. Arranged over the first floor are a lounge, kitchen, bedroom and a toilet. Stairs from the main landing lead up to the second floor landing where there are two bedrooms plus a bathroom.

The upper floors are in need of decoration.

Approximate measurements:

Lounge: 15.898sq m. / 171sq ft.

Kitchen: 8.182sq m. / 88sq ft.

Bedroom: 16.939sq m. / 182sq ft.

Bedroom: 16.398sq m. / 177sq ft.

Bedroom: 16.756sq m. / 180sq ft.

Bathroom: 7.724sq m. / 83sq ft.

THE BUSINESS:

The business is that of an established Indian restaurant which has been in the hands of our clients, who are now looking to retire, since C. 1978. The business which opens 7 days a week from 6pm through to midnight is operated by one full time working owner who is helped in the day to day running by 4 members of staff. At the time of our inspection we were able to discuss recent trading levels with our client who advised that weekly sales ranged between £3,000 & £4,000 (GP 50%).

Find out more about Hummerstone & Hawkins Ltd and our services at www.hummerstone.co.uk.

Registered office 144 Welling High Street, Welling, Kent, DA16 1TN.

TERMS & TENURE:

Offers are invited in the region of £375,000.

We are given to understand that the property is freehold.

EPC:

The restaurant area has an EPC commissioned.

The maisonette at 63 Northdown Road has an EPC rating of D

RATES:

We understand from the VOA (Valuation Office Agency) website that from 1st April 2023 the premises has a rateable of £3,700pa and therefore should qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with council to confirm this.

COUNCIL TAX:

The maisonette at 63 Northdown Road has a council tax banding of A.

PLANNING:

The property is currently and for the past 40+ years been used as a restaurant premises.

We therefore understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, restaurant, medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

The vendors have advised that the upper floors may be suitable for use as an HMO (STP).

LEGAL FEES:

Each party are to be responsible for their own legal costs.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.



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