

# New town centre restaurant to let - A3 opportunity

## Viewing

Tony Skelton  
01304 849210  
katiedove@skelton.com  
www.stourvalley.com



## Restaurant/ Wine Bar/ Retail



Sandwich: picture supplied by [www.visitkent.co.uk](http://www.visitkent.co.uk)

**10 New Street, Sandwich, Kent, CT13 9AB**

## Location

An opportunity for a National Restaurant Group to establish their brand in the historic cinque port town of Sandwich.

The property is in a prominent position, fronting New Street just off the busy Market Square, in the affluent town centre of Sandwich. The town is populated with a mixture of retail outlets and restaurateurs and benefits from a large residential catchment.

There is a large tourist trade, together with established commercial interests nearby, incl Pfizers and Saga. Plus two major historic golf courses (Next British Open to be held in Sandwich 2011)

## Description

- The restaurant is in shell form and covers the ground floor of a completely refurbished period building.
- The inside seating area will accommodate approximately 55 covers.
- The conservatory area to the rear opens out fully to a further 60 plus covers, in a south facing block paved courtyard.
- The property benefits from a large kitchen and cellar area.
- Trade deliveries/collections have the benefit of rear access.

## Accommodation

	M <sup>2</sup>	Ft <sup>2</sup>
Seating area internal	89.35	961.75
Courtyard	90.00	968.75
Kitchen/Cellar	43.00	462.85
Service Yard	7.00	75.35

\*Additional Storage/Staff Area (\*if required)

All areas are approximate.

## Tenure

A new FRI lease to be granted and terms to be agreed. Rent and deposit to be agreed.

## Planning

There is a new A3 planning consent in place.

## Rating Assessment

Rateable Value 2005:

UBR 2008/2009                      45.8p

Prospective occupiers should make their own enquiries to verify this information

## Legal Costs

Each party to bear its own Legal Costs.

*All sizes quoted are approximate and have been calculated on a net internal basis. Any reference to use is based upon our inspection and/or verbal information provided to us and interested parties should satisfy themselves that any necessary commissions are in place for the use stated. The reference of any plant, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state, or condition or that it is capable of fulfilling its intended function.*

*Interested parties should satisfy themselves as to the fitness of such items for their requirements.*

*Prepared January 2010*