

Commercial Property brochure



The Lookout Cafe, Westcliff Promenade, Ramsgate,
Kent, CT11 9JY

Price: £225,000

Great business opportunity

Cliff top location

Popular walking stop

EPC C



commercial@oakwoodhomes.biz



01843 222704



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The Property

SEA FRONT CAFE OVERLOOKING THE CHANNEL - A GREAT BUSINESS OPPORTUNITY IN RAMSGATE. An extraordinary opportunity to acquire a thriving seafront cafe with unrivalled panoramic views over the English Channel and the picturesque Ramsgate Harbour. This charming establishment boasts 50 covers outside and 20 covers inside, allowing patrons to savour the maritime atmosphere in any season.

Location

Conveniently located near popular attractions, hotels, and the vibrant town centre, ensuring a steady flow of foot traffic. Ramsgate is situated along the south eastern coast of England, overlooking the English Channel. It is known for its historic and bustling Royal Harbour, which has been an important maritime centre. Accessible by road (A299 and A256), and it has a railway station connecting it to London and other parts of Kent. The town boasts several sandy beaches, including main sands and Western Undercliff.

The Accommodation

Breathtaking Views: Perched on the West Cliff, the cafe offers unparalleled vistas of the English Channel and Ramsgate Harbour, creating an idyllic setting for patrons to enjoy.

Versatile Seating: With the capacity for 50 outdoor and 20 indoor covers, the cafe caters to a diverse clientele seeking both al fresco dining and a cozy indoor experience.

Year-Round Operation: The cafe operates seamlessly throughout the year, drawing in locals and tourists alike, providing a consistent revenue stream.

Potential:

Extended Opening Hours: Capitalize on the enchanting setting by extending operating hours, enticing patrons to enjoy sunrise breakfast, lunch, and dinner with the backdrop of stunning sunsets.

Night-Time Menu: Unlock a new dimension by introducing a night-time menu, catering to the evening crowd and creating a distinctive dining experience.

Event Hosting: Utilise the charming ambiance for private events, gatherings, or themed evenings to attract a broader audience and enhance the cafe's community presence.

Investment Opportunity: This sea front cafe presents a rare investment opportunity to own your own business with immense potential for growth with a long Lease available. The combination of a prime location, breathtaking views, and the possibility for strategic expansions makes this an enticing proposition for entrepreneurs and culinary enthusiasts alike.

Rateable Value: £5,200 (small business multiplier 23/24 49.9p)

what3words: ///explains.parading.demanding

Tenure LEASEHOLD – 9 Years remaining

Key Features

- Superb trading location
- Good potential to expand
- Established family business
- Idyllic setting
- Year round operation
- Good community presence

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. COM0023061/20240311/DTDP



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