



Courtyard Cafe, 54 Western Road, Bexhill-On-Sea, TN40 1DY

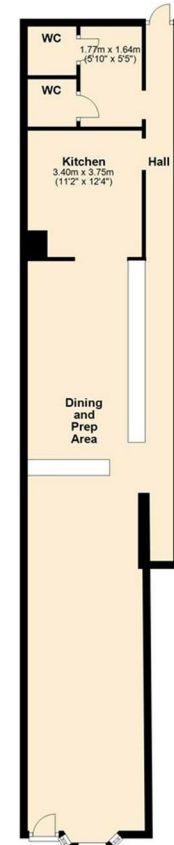
Maltbys are excited to offer to the market this rare opportunity to acquire a successful business on the highly sought after Western Road.

Set over 915sq ft (84.9 sq m) the premises comprises, the dining area with 34 covers, large well equipped preparation space, kitchen with 4 burner gas cooker, Blue Seal grill, Cooker hood extraction, twin 10 litre fryers, commercial Dishwasher & 4 microwaves. Garden offering a further 12 covers, and two WC's.

The business itself is for sale at £30,000 including all fixtures and fittings, and a yearly rent of £12,000 with a new seven year lease.



Courtyard Cafe
Approx. 84.9 sq. metres (914.3 sq. feet)



Total area: approx. 84.9 sq. metres (914.3 sq. feet)

COSTS

Each party is responsible for their own legal costs.

LEASE TERMS

The premises are by way of a new full repair and insuring lease. The in-going tenant will be responsible for a fair proportion towards the buildings insurance.

RATEABLE VALUE

The rateable value for this property is £13,250

USER

The use is currently classed as E* under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

*Please note the new use class E replaces previous classes A1, A2, A3, B1, D1, and D2.

VAT

There is no VAT applicable on this transaction.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 St Leonards Road, Bexhill-On-Sea, TN40 1JA

Tel: 01424 730678 | Email: info@maltbys.uk

www.maltbys.uk