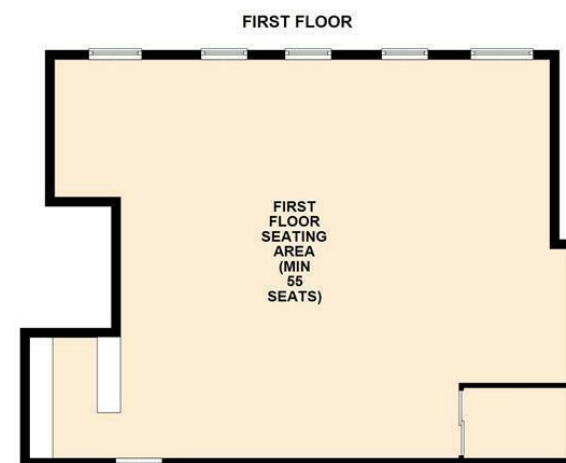




CHARLES LOUIS

COMMERCIAL



Tacos Locos Sittingbourne, 67 High Street , Sittingbourne, ME10 4AW

£850,000

- Currently Trading As "The Tacos Locos" Restaurant In Prime Location
- Completely Refurbished In 2017
- Approximately 3,588 Sq Ft with an 80+ seater restaurant over 2 Floors
- Seller May Entertain Sale Of Business Only With Lease



Directions

Sittingbourne Train Station lies around 0.5 miles to the north, with it's fast speed link to London St Pancras (journey time around 59 minutes) The M2 lies around 4.6 miles to the south, linking to the M25 and Dartford River Crossing.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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, Sittingbourne, ME10 4AW

Charles Louis Commercial Agents are delighted to be working in partnership with Sealeys Walker Jarvis (Kent) as Joint Sole Selling Agents, handling the sale for our mutual clients.

The freehold and the business are for sale at £850,000. Alternatively, the seller will entertain the sale of the business only at £150,000 with a 20 year lease granted at a current rent of £45,000 per annum.

Ground Floor:

Main Restaurant Seating Area: Approximately 886 Sq Ft incorporating bar and large feature arched window.

Rest of Ground Floor: Approximately 818 Sq Ft incorporating a large galleried feature staircase to the first floor, gents WCs', ladies WC's, internal corridor with stairs to kitchen, office and room housing a walk-in chiller and freezer room.

First Floor:

Upstairs Restaurant Seating Area: Approximately 974 Sq Ft incorporating a bar, bar seating area with central feature fireplace.

Stairs and Landing: Approximately 158 Sq Ft large feature galleried landing and stairs to ground floor.

Kitchen: Approximately 399 Sq Ft incorporating full extraction systems, rooflight and stairs to ground floor.

Cellar: Approximately 353 Sq Ft incorporating stairs to ground floor.

Current Class of Business Use

The current class of business use is an 'E' Category Use. Interested parties are to seek clarification from the local authority.

Current Business Rates

Figures from the Valuation Office show a current rateable value of £TBC per annum as of May 2022 which normally means an amount payable of between 40-50% of this figure. Please check with the relevant authority which is Swale Borough Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

External 1



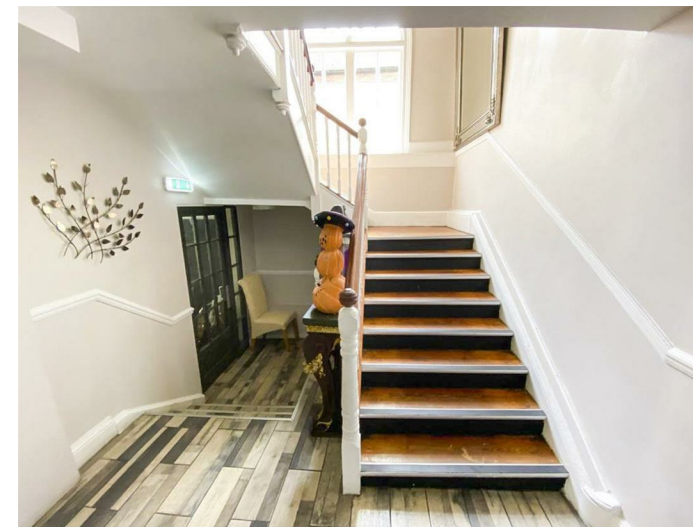
Internal 1



Internal 2



Internal 3



Internal 4



Internal 5

Internal 6



Internal 7



Internal 8

