



18 Queen Street, Ramsgate  
£1,084 pcm

# 18 Queen Street

Ramsgate, Ramsgate

Thriving Business Available! £40,000 Miles and Barr Commercial are delighted to be assisting with the marketing of the business premium for the thriving business the Zest Cafe and Bar. The business owners are currently on a ten year lease for the ground floor shop and two bedroom flat above paying £1,084pcm. The Lease has a rent review and break clause at the end of year five. Alongside the successful business, the fixtures and fittings will all be included with the price. A full broken down inventory can be seen on application. The total floor area for the ground floor commercial is 51.74 Sqm. The business is still currently trading, and therefore viewings are strictly by appointment only.

- Business Premium
- Fixtures And Fittings Included
- Prime Location
- Assignment Of Lease





Ground Floor Sales Area

Rear Kitchen Area

Extensive Basement

Two Bedroom Flat





## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)