



## Folkestone Wine Co

Ref: 8867256

5 Church Street, Folkestone, CT20 1SE

Leasehold: £79,995, Annual Rent: £9,600

New 10-year free of tie lease

Highly regarded restaurant

32 covers

10 outside covers

Wine cellar

Energy Rating E



The Folkestone Wine Company is a family run business and encompasses all the owners' passions for wine, food, art and music.

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### Location

Folkestone is a resort town in south east Kent, known today for the Channel Tunnel, but formerly as a popular seaside destination for holidaymakers. The older part of town is a lovely mix of Georgian buildings, cobbled streets, and a long sweeping seafront promenade.

The seaside town has been named among the best places to live in the country. Folkestone has been included among the favoured spots in the south east in an annual list of the cities, towns and villages offering the best quality of life.

Its entry in The Sunday Times Best Places to Live 2023 guide highlights the successful regeneration of the old town and harbour area, as well as great schools and fast trains to London.



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### Internal Details

Entrance, bar area with two separate seating areas, 32 cover restaurant, customer toilets, fully equipped commercial kitchen, wine cellar.

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### Fixtures & Fittings

We are advised by our client that all fixtures and fittings are owned outright and included in the sale price.



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## External Details

Enclosed bin storage area, 10 outside cover at the front of the restaurant.

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## The Opportunity

The business has been owned by our clients for many years and has a highly regarded reputation as one of the best places to eat seafood:

The Times (2023) - The foodies' guide: Britain's 20 best places to eat on the coast - Folkestone Wine Company 1st out of 20 restaurants visited.

The Guardian (2021) - Shore things: the 22 best places to eat seafood around the UK coast - Folkestone Wine Company 6th out of 22 restaurants visited.

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## Trading Information

Trading information will be supplied following a formal viewing.

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## Business Rates

The rateable value for the property from 1 April 2023 is £2,600. This is not what you will pay in business rates, but the Local Authority uses the rateable value to calculate what business rates are payable.



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## Staff

The business is predominantly owner-run with a complement of part time casual staff.

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## Trading Hours

Current trading hours:

Thursday: 6:30–9 pm

Friday & Saturday: 12:30–2 pm, 6–9 pm

Sunday: 12:30–2:30 pm

Monday to Wednesday: Closed

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## Regulatory

Premises Licence.





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Keith Bridgen

Business Agent - Pubs & Restaurants

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E:keith.bridgen@christie.com

Winchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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