



Gallego's Piri Piri Restaurant

Ref: 8867258

49A Harbour Parade, Ramsgate, CT11 8LJ

Leasehold: £99,995, Annual Rent: £36,000

Sea front location

New 20-year lease

Lock-up restaurant & takeaway

Basement circa 20 cover restaurant

Two kitchens

Energy Rating C

New 20-year lease



Located in a popular coastal town is this well-positioned prominent two-storey restaurant overlooking the marina.

Location

Gallego's Piri Piri Restaurant is located in an unrivalled position on the seafront of Ramsgate Harbour, enjoying superb views over the harbour, marina and the English Channel.

Superb walking trails lead from the bustling port to the cliffs where you can walk along the coastal path to Broadstairs, or head south on the Saxon Shore Way to Pegwell Bay Country Park.

Ramsgate enjoys good road links leading to the A299 Thanet Way westward connecting to the M2 and M25 beyond and also the A28 to Canterbury and M20 beyond. Ramsgate mainline railway station has services to London St Pancras and to Ashford International for further services into London and the Continent via the high speed rail link.



Internal Details

Main restaurant entrance, open plan kitchen with extraction and servery currently providing fried chicken, pizza, burgers and German donna kebabs.

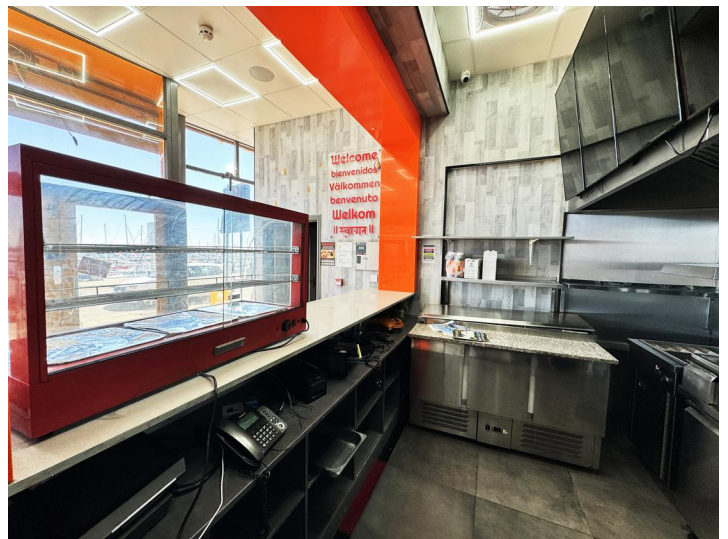
Stairs down to basement where there is an air conditioned 50 cover restaurant, bar area, customer toilets two, commercial kitchens with extraction, food lift, walk in fridge and freezer, washup area, two storage rooms and office.

External Details

Bin storage.

Fixtures & Fittings

All trade fixtures and fittings will be included in the sale and our clients will provide a trade inventory.



Staff

The business is run under management with a complement of full time and part time casual staff.

Trading Hours

The business is open seven days a week from 12pm to 11pm.

The Opportunity

The current owner has operated the business under management and is now looking to sell in order to focus on other ventures, offering a great opportunity for a new operator to take full advantage of its location and potential.

We thoroughly recommend a viewing to fully appreciate this opportunity.



Trading Information

Trading information will be supplied following a formal viewing.

Business Rates

The current rateable value (1 April 2023 to present) is £16,500.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.





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DO NOT SCALE THE DRAWING

Drawing Key

Rev	Date	Amendment

BakerLie

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Project: Floor Plans

Gallego's Pin Pin Restaurant
48B, Halfour Parade
Rahigra
CT11 8LJ

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1

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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:

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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.



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