



2-4 Dundonald Road, Broadstairs, CT10 1PE

Realistic offers considered £165,000

"DIONS" RESTURANT & COCKTAIL BAR situated on Dundonald Road in the charming seaside town of Broadstairs, this large and spacious restaurant presents a unique opportunity for those seeking a vibrant business venture. Currently operating as a restaurant, this property boasts a stunning interior design that creates an inviting atmosphere for diners. The well-appointed bar area offers ample seating, making it perfect for accommodating a large number of customers.

The restaurant features a modern kitchen and a fully functional prep area, ensuring that all culinary needs are met with ease. Additionally, the property includes well-maintained toilet facilities, enhancing the overall experience for patrons. The rear garden has been thoughtfully landscaped, providing an ideal space for outdoor functions and evening gatherings, allowing for a seamless transition between indoor and outdoor dining.

With a substantial bookings list and operating hours from midday until late most evenings, this establishment is well-positioned to thrive in the bustling Broadstairs area. Known for its appeal to both locals and tourists, Broadstairs is an excellent location for small restaurants, offering the potential for significant customer growth.

This property not only represents a fantastic business opportunity but also a chance to be part of a vibrant community. Whether you are an experienced restaurateur or looking to embark on a new venture, this end terrace house on Dundonald Road is a remarkable find that should not be missed.

leaseholder selling lease over over 10 years plus and including everything inside and out . the business is included in this sale. Lock stock and barrel.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
101-121	A		101-121	A	
81-100	B		81-100	B	
61-80	C		61-80	C	
41-60	D		41-60	D	
21-40	E		21-40	E	
1-20	F		1-20	F	
1-20	G		1-20	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		