



128 Mortimer Street, Herne Bay, CT6 5EB
£70,000



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Established Café & Restaurant Business for Sale – Retirement Sale

A rare opportunity to acquire a well-established, highly regarded, and much-loved 5* Food Hygiene rating café and restaurant business in the heart of Herne Bay. After many successful years at the helm, the current owners of Mortimers have made the decision to retire, presenting an exciting opportunity for a new operator to take over an established business with an excellent local reputation, loyal customer base and considerable potential for further growth.

An Established Herne Bay Favourite

Mortimers occupies a prominent position in Mortimer Street, conveniently located between Herne Bay High Street and the seafront.

The business has become extremely well known locally for its welcoming atmosphere, traditional home-cooked food, breakfasts, lunches, roast dinners, homemade dishes, afternoon teas and special events.

This is an opportunity to take over an established operation and continue the successful Mortimers concept from day one, while still having the freedom to introduce new ideas, develop the menu or remodel the business to suit a new owner's vision.

Description

Business sale due to retirement.

Further information regarding the business, lease, fixtures and fittings, trading information and terms of sale will be available to seriously interested parties through ourselves. Prospective purchasers should satisfy themselves through their own legal, financial and professional advisers regarding the lease, business accounts, licences, planning/use, fixtures and fittings, employment matters and all other aspects of the proposed acquisition.

An Opportunity With Several Directions

For an experienced restaurateur or café operator, Mortimers provides the opportunity to acquire an established business and continue trading within an already recognised format. For an ambitious new operator, it offers an excellent platform from which to introduce a new concept while benefiting from an established trading location, existing infrastructure and customer awareness.

There is also considerable scope to explore extended evening opening, themed dining, private functions, parties, celebrations, takeaway and delivery services, subject to the relevant permissions and licences.

Lease

The business is operated from leasehold premises.

The existing lease was renewed in 2023 for a further 10-year term and is understood to be transferable/assignable, subject to the terms of the lease and any necessary landlord's consent.

Current Rent: £12,000 per annum

The lease is on a full repairing basis and benefits from provisions relating to renewal, subject to the precise terms of the existing lease.

Full lease documentation will be made available to genuinely interested parties and their professional advisers.

VOA Class E

CAFE AND PREMISES

128, MORTIMER STREET, HERNE BAY, KENT

Rateable value

£13.50k pa

EPC Rating B (42)

Experienced Staff

The existing team is an important part of the character and success of Mortimers.

The current staff would welcome the opportunity to remain with the business following a sale, potentially providing the incoming owner with valuable continuity, experience and knowledge of both the operation and its established customer base.

Any transfer of employees would, of course, be subject to the applicable employment and TUPE requirements and the terms of the transaction.

Significant Potential for Evening Trade

One of the particularly exciting areas for future growth is the opportunity to further develop the restaurant's evening offering.

Mortimers currently hosts a selection of popular themed and entertainment evenings, including Mamma Mia evenings, Greek evenings and other special events.

A new owner could build considerably upon this established demand by introducing further themed dining nights, entertainment evenings, private functions, celebrations and other events, subject to any necessary licences and consents.

With the business already recognised for both daytime dining and special events, much of the groundwork has already been established.

Shop

28'4 x 14'8

Kitchen

15'2 x 9'1

Utility Further Preparation Area

11'8 x 8'7

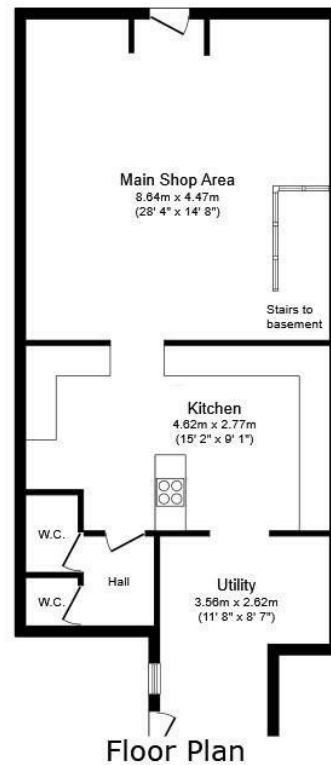
WC Gents & WC Ladies

Basement Ideal for Storage

AI-Generated Image Disclaimer

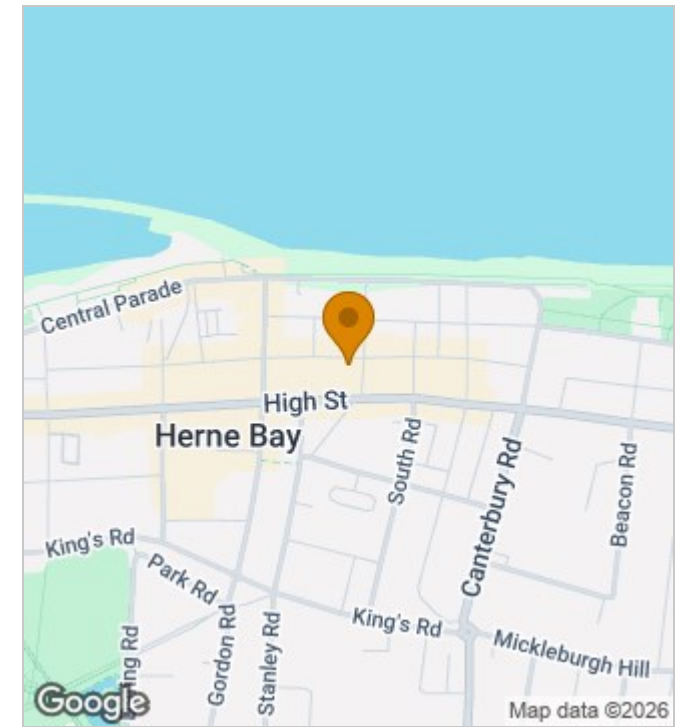
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Total floor area: 77.9 sq.m. (839 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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