



Leasehold

£90,000

52 Castle Street
Dover
Kent
CT16 1PJ

Cellar Bar and Restaurant with rooms providing useful income. Currently, breakfast is not served, so there is even further potential to unlock in this already thriving business. The beer garden and the covered terrace are a joy and really help to make this a great place to be.

Local Information

Located 0.2 from the centre of Dover.



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.



Property Details

Blakes of Dover is a long established cellar bar and restaurant with rooms. There are 4 letting rooms and a 1 bedroom flat, so there is plenty of scope here to make money!

The beer garden is a particular feature and the venue is often host to talented local bands who create an even better reason for the Real Ale drinkers to patronise this charming eatery.

CELLAR BAR (32' x 10'2)

Stairs to 1st floor

LOBBY

Door to garden

BEER GARDEN

4 benches

Rattan Seating

Electric heaters

2nd area with 3 tables & chairs

WC

Gents - 2 urinals/1 stall, wash hand basin, hand blower dryer

Ladies - 2 stalls, wash hand basin, hand blower dryer

GROUND FLOOR

Restaurant (32' x 10')

32' (including bar) x 10'

Serving 22 covers

Kitchen (18'3 x 8'9)

Store

7'8 x 5'10

Wall mounted gas fired boiler serving hot water & central heating to the ground & cellar floors

LOBBY

Staff WC with wash hand basin

FIRST FLOOR

Landing

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Stairs to 2nd floor
Lobby with laundry cupboard

Room 1
Family Room - 17'6 x 15'
French doors to Juliet balcony overlooking Castle Street
Shower Room - 9'5 x 4'10
Shower, low level WC, wash hand basin

Room 2
10' x 9'6
Window to rear
Bathroom - 7'10 x 4'8
Shower, low level WC, wash hand basin, wall mounted hand dryer.

SECOND FLOOR

Bedroom
Family Room - 17'6 x 15'
French doors to Juliet balcony overlooking Castle Street
Shower Room - 9'5 x 4'10
Shower, low level WC, wash hand basin

THIRD FLOOR

1 bedroom flat (not inspected)

ROOMS RATES (no breakfast)

Winter

Family Room £85 per night
Double Room £65 per night

Summer

Family Room - £100 per night
Double Room - £85 per night

LEASE

The Lease was granted for a period of 25 years from 2012. The remainder of the lease is being offered from the date of assignment.

RENT

Rent is £24,000 per annum however the lease includes a clause stating that once the Dover Regeneration of St James' Place is completed the rent will rise to £28,000 per annum

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PREMIUM

£90,000 is sought for the fixtures, fitting and good will.

NOTE - Details of turnover available upon request

RATEABLE VALUE

£10,400 (Dover District Council List 2010)

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - Band C

LEGAL COSTS

Each party to bear own costs

VIEWING

Strictly by arrangement with the agents, Tersons. Call 01304 246115 for an appointment

All prices quoted are exclusive of VAT. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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