



Bramleys

15 Orange Street, Canterbury, Kent, CT1 2JA

Leasehold £85,000

- Prime position in Canterbury city centre
- Popular late night venue
- Open plan bar area (110)
- Courtyard area (15)
- Long-established business
- Scope to further grow trade

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LOCATION

Bramleys is located in Canterbury, an historic Cathedral City and UNESCO World Heritage Site in Kent. The City is located approximately 50 miles south east of Central London, 11 miles north east of Ashford and 15 miles north west of the port town of Dover. Canterbury is world renowned for its impressive Cathedral, Castle and Medieval Gate Houses. Modern attractions include the Marlowe Theatre, Canterbury Tales and a bustling shopping district. The city is also home to a large student population (in the region of 31,000 students) spread across three Universities. The city acts as a business and shopping hub for those in the East Kent area and is a popular tourist destination throughout the year.

Canterbury boasts strong road communications, positioned off the A2, a major arterial road running between port services at Dover and London via North Kent. Canterbury is serviced by two main line Railway Stations which provide services into the wider Kent area as well as high speed services into Central London. The town is serviced by a strong network of bus routes.

Bramleys occupies the ground floor and basement of an attractive Grade II listed property located along Orange Street, in the heart of the City, a stones throw from the Cathedral and Marlowe Theatre. Orange Street acts as a thoroughfare throughout the day, and creates part of the drinking circuit in the evening and night time. Our clients have invested in the premises wisely and as a result it is presented to a high standard throughout. The property is understood to measure approximately 2,020 sq ft (GIA).

TRADE AREAS

GROUND FLOOR

Entrance from Orange Street via Lobby into MAIN BAR. This well presented bar incorporates stripped wood flooring, contemporary decor and loose tables and chairs. The bar is serviced by a wood built bar servery which houses a double drinks fridge and single drinks fridge. Offset to the rear of the servery is a glass wash area with glass washer.

Leading to the right of the bar there is a further seating area which is presented in an in keeping manner of the bar with the added benefit of a glass ceiling. This area also houses a small spirits bar.

To the rear of the main bar there is a further seating area which is presented with parquet flooring, air conditioning and a raised stage area.

Offset are MALE WCs and FEMALE WC's. Ancillary Areas include a BASEMENT CELLAR and GROUND FLOOR STOREROOM.

It is our understand the premises are licensed to hold a capacity of up to 110 customers at any given time.

EXTERNAL

To the rear of the property there is a COURTYARD which is used as a smoking area with space for 15.

THE BUSINESS

Our clients have owned and operated Bramleys for the past 13 years and during this time have built up a popular evening and night time venue which is well known in the area for its regular live music. The business forms part of Canterbury's night life circuit and is well positioned to feed from other surrounding licensed businesses.

We are of the opinion that a new operator could operate this business on a hands on basis or under a managed style alike. A new owner could well continue the business in its current format, which has grown significantly year on year for the past three years. Furthermore, a new operator could well install kitchen units to offer a small food providing (STPP), or extend the opening hours.

LICENCE

A Premises Licence is held.

Current opening hours are:
Monday to Thursday 18:00-23:00
Friday to Saturday 18:00-00:30

SERVICES

All mains services are connected.

Rateable Value is £7,700.

Local Authority: Canterbury City Council.

TENURE & PRICE

LEASEHOLD £85,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Bramleys is held on a fully repairing and insuring lease agreement from a private landlord, for a term of 10 years commencing September 2016. The rent currently stands at £18,000 per annum, increasing to £21,000 per annum over the next four years. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.





CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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