



Café Turquoise

31 Palace Street, Canterbury, Kent, CT1 2DZ

- ◆ Located along busy thoroughfare in Canterbury
- ◆ Close to attractions and Kings School
- ◆ 24 covers over two floors
- ◆ Licensed for 4 external covers
- ◆ Superbly presented throughout
- ◆ Potential to further food offering

Leasehold | £39,900



LOCATION

Cafe Turquoise 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.

Cafe Turquoise occupies a three-storey lock-up unit located along Palace Street, a busy thoroughfare between the City's car parks and the City centre. The property is well-positioned opposite one of the City's popular photo opportunities, as well as the Kings School. Our clients have invested wisely in the presentation of the property, creating a Parisian style coffee shop and patisserie, and as a result it is presented to an extremely high standard throughout.

PROPERTY

GROUND FLOOR

Entrance from Palace Street directly into Main Trade Space. This bright and welcoming area is presented with laminate flooring and Parisian artwork and provides seating for eight. This area is serviced by a servery counter housing a bespoke chilled window unit, two coffee grinders, Victoria Arduino coffee machine, double drinks fridge, under counter fridge, microwave and chest freezer.

Offset is the Unisex WC.

The property benefits from basement cellar used for storage.

FIRST FLOOR

Further Trade Space divided into two rooms providing seating for 16. This area is presented in an innkeeping manner with the ground floor and benefits from a storage cupboard.

SECOND FLOOR

Office/Storeroom.

EXTERNAL

The property benefits from a licence to provide seating for four on the pavement fronting the property.

THE BUSINESS

Our clients have owned and operated the Café Turquoise since 2015 and now wish to sell their leasehold interest in order to concentrate on other businesses. During their time of occupation they have built a popular and well thought of coffee shop and patisserie which enjoys sterling online reviews. The business benefits greatly from being located close to the city centre and attractions as well as neighbouring the Kings School, the teachers and students of which utilise this business. The business offers a range of hot and cold drink, cakes, pastries and macaroons.

It is our understanding that the business generates a turnover in the region of £47,310 per annum. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the business would suit a hands on owner operator who could further develop trade with an increase in the food offering, to provide sandwiches, panini and soups for eat in or takeaway providing a quick and easy lunch solution for the neighbouring students, teachers and tourists.

TENURE & PRICE

LEASEHOLD £39,900 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from Canterbury Cathedral, for a term of ten years commencing 30 October 2015. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. The rent currently stands at £7,500 per annum paid quarterly, subject to five yearly rent reviews.

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

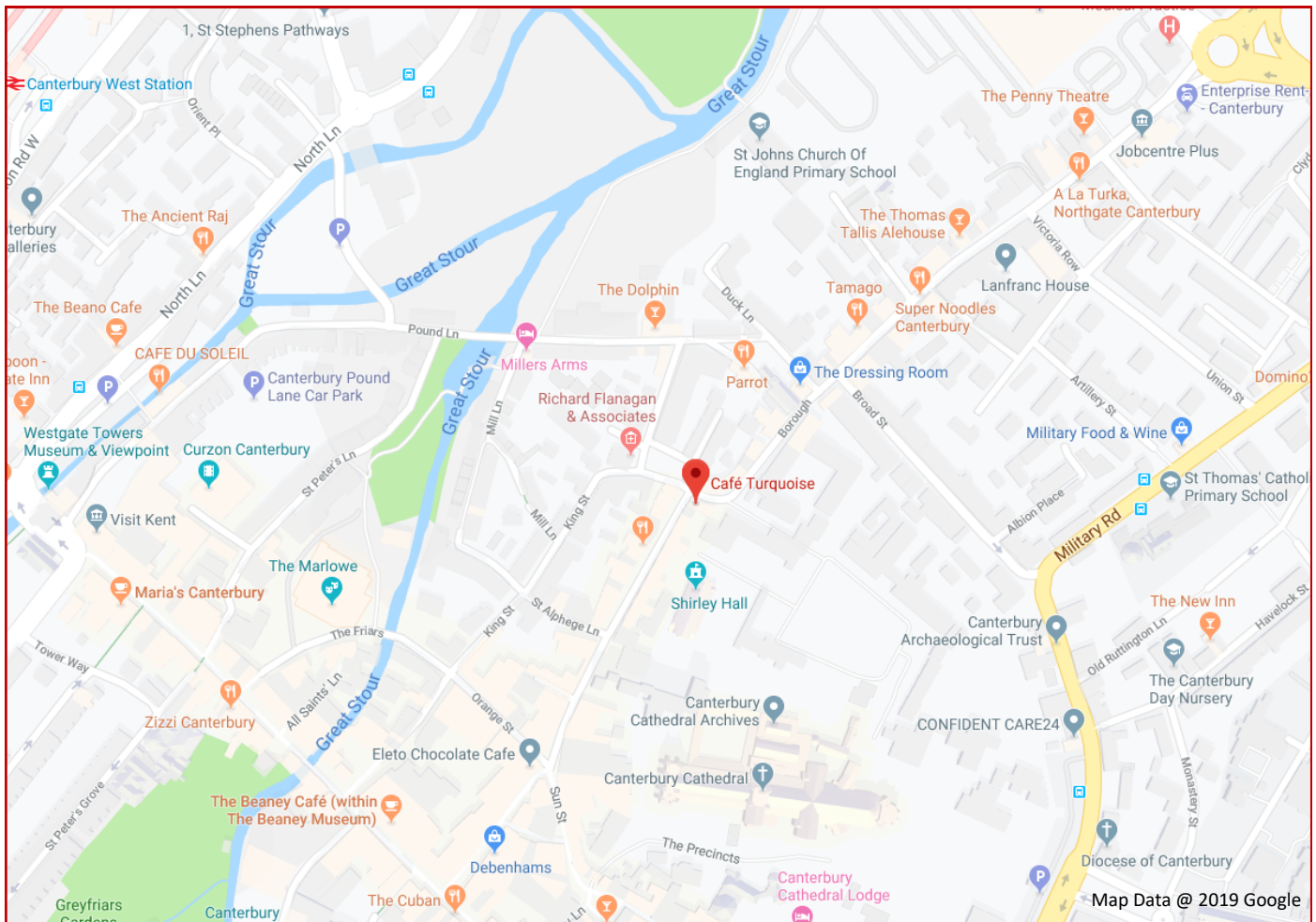


LICENCE

The premises does not hold a licence.

SERVICES

All mains services are connected.
Rateable Value is £6,033 and therefore exempt from business rates.



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

91

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 77
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 139.52
Primary energy use (kWh/m² per year): 825.29

Benchmarks

Buildings similar to this one could have ratings as follows:
39 If newly built
115 If typical of the existing stock

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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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