



The Mermaid's Locker

8 Cattle Market, Sandwich, Kent, CT13 9AF

Freehold £495,000

- Central position in highly desirable Sandwich
- Character and historic Grade II listed property
- Three quaint trade areas (28)
- Two bedroom accommodation
- Established trade with scope for growth
- Fantastic lifestyle business opportunity

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LOCATION

The Mermaid's Locker is superbly positioned in the heart of the highly desirable Cinque Ports town of Sandwich, Kent. This historic market town boasts a population in the region of 5,000 residents and is awash with original medieval buildings, including old town walls, churches, almshouses and a notable Guild Hall. Sandwich's historic centre has been superbly preserved and draws in visitors throughout the year seeking to admire its wonderful range of architecture as well as exploring the nearby coastline and nature reserves. The area is well known for being the home of Royal St George's and Prince's golf courses.

Sandwich is easily accessible via the M20 and M2/A299, which makes it a popular tourist destination. Mainline and High Speed 1 rail services are available from Sandwich with regular trains to Ramsgate, Ashford International and London St Pancras International.

The Mermaid's Locker is a charming Grade II listed property understood to date from the early 17th century. This two-storey property is timber framed and retains much of its original features throughout including exposed brickwork, timbers and flagstone flooring. The property is superbly positioned on Cattle Market, the central point of Sandwich, a stone's throw from the Guild Hall and associated town parking.

TRADE AREAS

- BAR: Divided into two snug areas, presented with inglenook fireplace with log burner, artwork and interesting antiquities. Serviced by a wood built bar servery with double drinks fridge. Seating for 16.
- REAR SNUG: With inglenook fireplace and seating for 12.
- GROUND FLOOR CELLAR.
- TRADE KITCHEN: Equipped with extractor, 8 burner range cooker, double deep fat fryer, microwave, hot pass, hot cupboards and undercounter fridges.

OWNERS ACCOMMODATION

Located at first floor level comprising:

- TWO DOUBLE BEDROOMS.
- LIVING ROOM: With open fireplace.
- BATHROOM.

- WC.

EXTERNAL

- REAR COURTYARD: With pergola and seating for 8-10. Acts as a suntrap during the summer months.

- ACCESSIBLE UNISEX TOILETS.

- FRONT PATIO: With seating for 10-20.

THE BUSINESS

The Mermaid's Locker operates as a warm and welcoming micropub and eatery which for the past 9 years has generated a loyal following. The business is centred around its ever changing range of cask ales and European craft lagers. It offers a British food offering which changes regularly depending on the availability of local fresh produce. The business is popular with the 40+ age group and has become well-known for its monthly music nights.

It is our understanding that gross turnover currently stands in the region of £2,500 to £4,000 per week. Further accounting details can be made available following a formal viewing.

As The Mermaid's Locker is currently operated to suit the owners' lifestyle, there is vast potential for a new operator to drive turnover and profitability with an increase in marketing, online presence and additional music nights. There is also ample opportunity to open the business at lunchtimes in order to capture a share of the town's bustling daytime economy.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Dover District Council

Rateable value as at 01 April 2023 to present: £10,000



TENURE & PRICE

FREEHOLD £495,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

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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