



Zeus

2-3 Orange Street, Canterbury, Kent, CT1 2JA

- Prime position in Canterbury city centre
- Substantial two-storey property (3,802 sq ft GIA)
- Extensively refurbished throughout
- 180 covers over two floors
- Potential to further increase trade
- Suitable for a range of concepts

Leasehold | Offers Invited



LOCATION

Zeus 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.

Zeus occupies a sizeable two-storey property located along Orange Street in the heart of the City, a busy thoroughfare between the Cathedral, Marlowe Theatre and city's car parks. Orange Street is bustling throughout the day, and creates part of the food and drink circuit in the evening and night time. Our clients have invested wisely in the infrastructure and presentation of the property and as a result it is presented to a high standard throughout. The property is understood to measure approximately 3,802 sq ft (GIA), making it one of the largest independently run venues in the area.

PROPERTY

GROUND FLOOR

Entrance from Orange Street via glass lobby directly into Restaurant. This superbly presented open plan trade space incorporates exposed brickwork, hardwood oak floor flooring and glass frontage. Decorated in a modern yet traditionally Mediterranean theme, this dining area houses a Central Bar Servery which houses a wine chiller, fridge, coffee machine and Epos till system. The restaurant currently provides seating for 68, however, this could be altered if desired.

Offset to the rear of the restaurant is access to Disabled WC's with baby changing facilities. Also offset is under stairs storage.

To the rear of the property there is a spacious and well equipped Trade Kitchen fitted with tiled flooring, stainless steel clad walling, large extraction unit, double charrill, double deep fat fryer, deep fat fryer, two six burner range cookers, double Lincat oven, hotpass, under counter fridges, upright stainless steel fridge, commercial microwave and stainless steel sink.

Offset there is a commercial wash up area with non slip flooring and fat trap. In addition there is a Dry Store which houses two upright stainless steel fridges and an upright stainless steel freezer, with delivery access to the rear of the property.

Ancillary areas include a waiter area as well as a changing room with two staff WC's.

FIRST FLOOR

Access via a grand staircase from the ground floor restaurant to a further Dining Area. This impressive open plan space incorporates a large skylight as well as windows overlooking Orange Street. This area is presented with exposed brickwork and wood flooring as well as wood clad walls. At present this area is configured to provide seating for between 50 and 60 patrons, however, it has also been used to cater for 150 to 160 patrons in a stand up buffet style. This area also houses its own sizeable Bar Servery incorporating a glass washer, ice machine, Epos system and four double drinks fridges.

Offset are two male WC's and three female WC's as well as an office area.

Also housed on the first floor is a further Function Room/Dining Room which is fitted and ready to trade in an in keeping manner with the rest of the property and is perfect for private large group functions or business events. This room also benefits from a separate side entrance and exit to the building, ideal for events that can be run completely separately to the restaurant. We are of the opinion that this area could provide a further 45-55 covers dependent on layout.

THE BUSINESS

Our clients have owned and operated Zeus for the past 5 years and now wish to sell their leasehold interest in order to concentrate on other business interests. Zeus operates as a popular Greek Restaurant targeting the tourists and permanent residents in the area.

Trade profit and loss accounts for the year ending July 2018 show a net turnover of £404,906 which in turn generates a gross profit in the region of 71%. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the business under the guidance of a hands on owner operator could further increase turnover with the introduction of a lunchtime food service as the business is currently closed on Mondays, and only trades in the evenings Tuesdays, Wednesdays and Thursdays. We are also of the opinion that profit margins could be further increased by a hands on owner operator taking the helm on a daily basis in order to reduce wage costs.

Alternatively, the property would suit a range of cuisines and concepts.



TENURE & PRICE

LEASEHOLD OFFERS INVITED to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease agreement from a private landlord for a term of 20 years commencing 16 July 2015. The lease falls within the security provisions of Part II of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £56,000 per annum plus VAT, subject to annual RPI adjustments. 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.

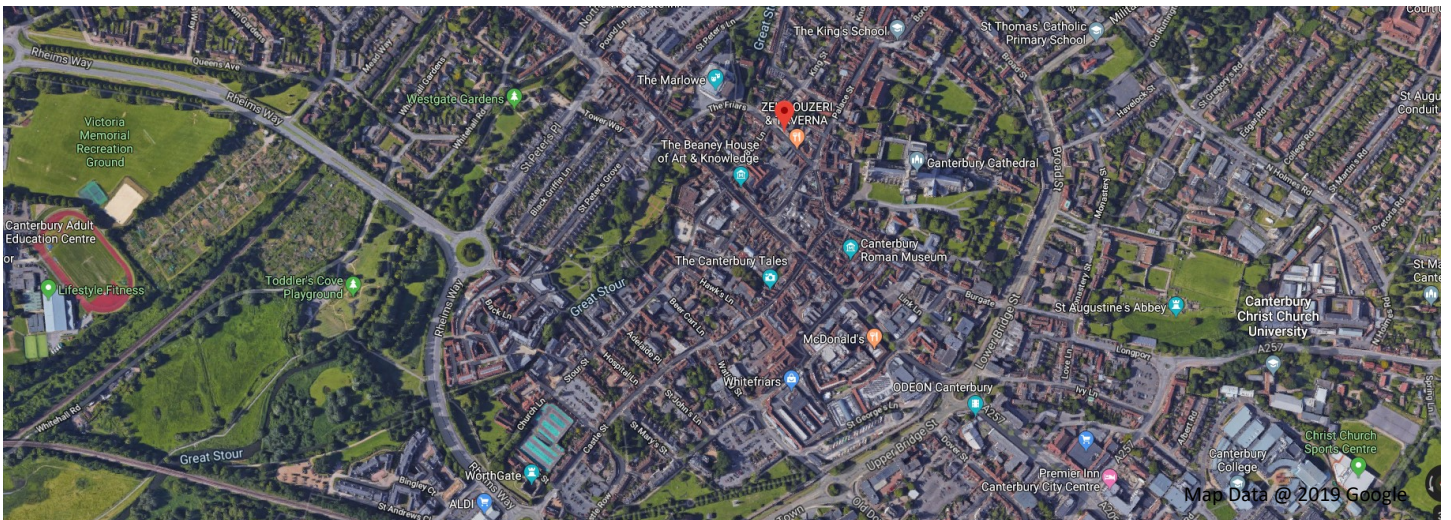
LICENCE

A Premises Licence is held

SERVICES

All mains services are connected.

Rateable Value is £20,000.



EPC Reference: 0980-0937-2979-5408-3006

EPC Rating : F

Tel: 01892 725900

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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