



The Chambers

98 Sandgate Road, Folkestone, Kent, CT20 2BE

Leasehold £90,000

- Central position in busy Folkestone
- Ground floor and basement lock-up venue
- Coffee shop restaurant (35)
- Live music venue and bar (150)
- Popular for its music, arts and community events
- Long established business of 25 years

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LOCATION

The Chambers is located in the busy Port Town of Folkestone in Kent. The town lies on the southern edge of the North Downs and has long been an important harbour and shipping port. Folkestone lies approximately 6 miles west of Dover, 14 miles south of Canterbury, 13 miles south east of Ashford.

The town is predominately residential, centralised around a well established town centre, housing a number of major retailers including Asda, Boots and Primark in the Bouverie Place Shopping Centre. The town centre is also an attraction to visitors to Kent due to its Creative Quarter (a thriving collection of artists studios and creative businesses), the harbour (a cosmopolitan waterfront area housing bars and restaurants which has been earmarked for further development and investment) and the scenic seafront promenade.

The town is located at the eastern end of the M20 which provides fast access to Ashford, Maidstone and London as well as the M25. Main line railway services are available from both Folkestone West and Folkestone Central stations which provide regular Southeastern services to London Charing Cross and London Bridge, as well as high speed services from Ashford International. Located a short drive from the outskirts of the town is the Channel Tunnel with services to France.

The Chambers occupies a ground floor and basement lock-up venue, boasting a prime position along the busy Sandgate Road in Folkestone's 'West End' area. The road houses a number of national and independent businesses and enjoys a strong level of footfall between the coastal hotels and the pedestrianised town centre.

TRADE AREAS

GROUND FLOOR

- COFFEE SHOP/RESTAURANT: A bright and open plan trade space with glass roof retail frontage, presented in a 'boho chic' theme. Providing seating for 35. Housing a coffee machine, coffee grinder, cake cabinets and a projection screen. When used for functions this space can hold up to 50.

- GENTLEMEN'S TOILETS

- LADIES' TOILETS

BASEMENT

With its own separate access to the side of the property. Capacity for 180.

- BAR: With stripped wood flooring, wood built BAR SERVERY, seating for 15 and room for more standing.

- MIDDLE/REAR BAR: With seating for 40+ and room for more standing. Housing a SWP, projector

with screen, DJ station, disco lighting and air conditioning.

- PERFORMANCE AREA: Utilised for housing bands, however with the potential to seat 30/40.
- BEER CELLAR
- GENTLEMEN'S TOILETS
- LADIES' TOILETS
- OFFICE
- LAUNDRY ROOM
- 3 x STOREROOM
- 2 x CUPBOARD
- LARGE TRADE KITCHEN: With double deep fat fryer, two microwaves, salamander, two 6 burner range cookers, fridges and freezers, dishwasher, pass-through dishwasher and extractor.

EXTERNAL

Pavement seating under retractable awning for 18 - 25

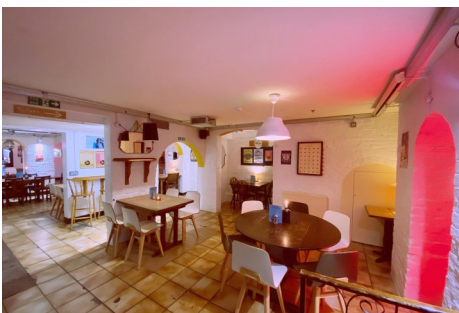
THE BUSINESS

The Chambers is a multi-faceted business which has become well-known and well supported in the Folkestone area over the past 25 years. It is well known for its DJ nights, live music, arts events, open mic nights, film nights, art classes and community events. The business has hosted a range of local, regional and international big names, and is cutting edge in their industry.

The coffee shop and restaurant proves popular during the day, providing a selection of hot and cold drinks, snacks, cakes and an Anglo-Mexican food offering.

Trade profit and loss accounts for the year ending 30th November 2022 show a net turnover of £350,445 and an adjusted net profit of £47,765. Further accounting details can be made available to serious parties after a formal viewing.

The Chambers offers a great opportunity for a first time buyer or an experienced operator alike who could continue to drive this well established and popular business, focusing on increasing turnover by hosting a larger number of ticket based events for big name artists, which have historically and continue to be, sell-out events.



TENURE & PRICE

LEASEHOLD £90,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Property is held on two leases as follows:

A part repairing and insuring lease agreement from a private landlord, for a term of ten years having just been renewed. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is currently £9,900 per annum with a 5 year break clause.

A part repairing and insuring lease agreement from a private landlord for a term of ten years having just been renewed. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent is currently £29,500 plus VAT per annum with a 5 year break clause.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

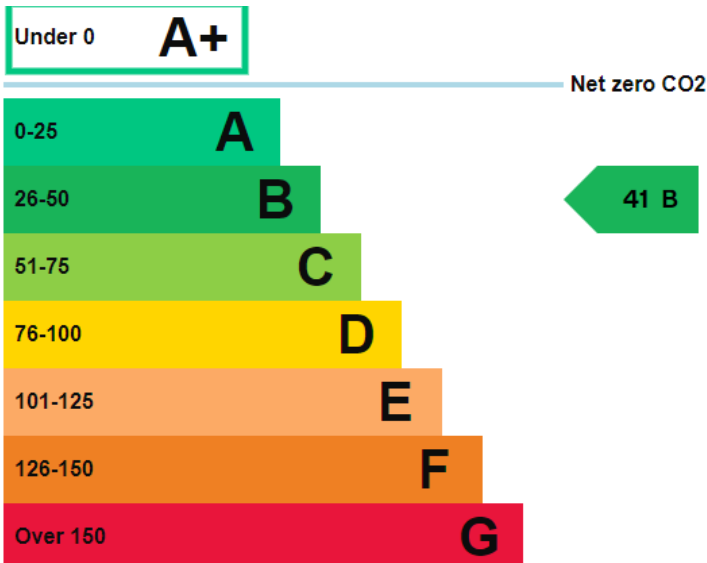
A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value as at 01 April 2023: £34,100

Local Authority: Folkestone & Hythe District Council



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

EPC Reference: 8723-4013-3123-1907-2674

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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