

UNPARALLELED RESTAURANT / CAFÉ / BISTRO – FOR SALE – CENTRAL KENT
TURNOVER £20,000 PER WEEK – MAJORITY DAYTIME TRADE - NET CIRCA £200,000
7-BED ACCOMMODATION INCLUDED – SUBLET INCOME £45,000 PER ANNUM*
ONCE IN A LIFETIME OPPORTUNITY WITH GENUINE EXPANSION POTENTIAL
FIRST-FLOOR ROOF TERRACE POTENTIAL – RESTAURANT/COCKTAILS/ EVENTS DEVELOPMENT

CENTRAL KENT – £575,000 LEASEHOLD + SAV



- TURNOVER £20,000 + PER WEEK
- RENT £65,000 PER ANNUM (INC ACCOMODATION)
- RATES £12,000 PER ANNUM



- BRAND NEW 12 YEAR RENEWABLE LEASE
- A3 & ALCOHOL LICENCE (2400)
- 3,700 SQ.FT (APPROX.)

LOCATION

Situated in one of the most sought-after and affluent areas of Central Kent, this thriving venue enjoys exceptional footfall, strong local demographics, and a high-spending customer base — an ideal trading position for a premium brunch-led café/bistro with huge expansion potential.

THE BUSINESS

This exceptional restaurant / café/ bistro delivers an unheard of daytime turnover of £20,000 per week, supported by a well-established affluent repeat client base and a premium high-end fit-out throughout. The venue is equipped to an extraordinary standard, featuring a top-spec commercial kitchen, central square bar, 120 internal covers, outside seating, dedicated DJ booth, feature skylight, and a fully integrated sound system. With full A3 and alcohol licence (2400), the business is perfectly positioned for restaurant, cocktails, lounge bar and events trade, yet currently operates predominantly during the day — only trading two evenings per week (Friday and Saturday). This leaves genuine, untapped evening potential for a new operator to scale turnover significantly.

A major USP is the 7 en-suite letting rooms (5 en-suite, 2 share bathroom), currently generating £26,000 per annum from four HMO -let rooms, with a full sublet potential of £45,000 per annum. The first-floor flat roof offers a rare 60-cover roof terrace development opportunity, ideal for premium dining, cocktails, private hire or an elevated lounge bar concept. Combined with the existing layout, DJ booth, sound system and high-capacity internal covers, the venue offers huge scope for events, parties, celebrations and boutique weddings, creating multiple additional revenue streams. With net profit circa £200,000 per annum and full accounts available, this is a once in a lifetime opportunity to acquire a flagship hospitality venue in one of the most affluent and sought-after areas of Central Kent, built to an exceptional standard and ready for substantial further expansion.

RATES

We are informed by the seller they pay: £12,000 per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £20,000 + PER WEEK, working on an excellent profit margin yielding a net profits of circa £200,000 (including owners salaries and additional earnings).

TRADING HOURS

Sunday – Thursday 0900 – 1600. Friday & Saturday 0900 – 1600 & 1800—2300.

REASON FOR SALE

Forced Relocation. Our vendor client is the freeholder and keen to build a long term relationship with a new owner/tenant.

LEASE

Brand new 12 years lease—4 yearly rent reviews. Starting rental of £65,000 per annum. Full terms to be agreed.

*** NOTE: ***Reduced rent option available of £45,000 per annum for just lock up shop (no accommodation).

ACCOMODATION

7 en-suite letting rooms (5 en-suite, 2 share bathroom), with four currently let generating £26,000 per annum on HMO, and a full sublet potential of £45,000 per annum. This valuable additional income stream practically covers the rent, making the accommodation a major financial advantage for any incoming operator.

THE PREMISES

Internally, the business is absolutely stunning and must be viewed. It is well presented and immaculately equipped for trade to an exceptional standard that is genuinely out of this world. Benefits include: detached double fronted imposing premises with a dominating High Street presence next to a major car park that drives the majority of the footfall; CCTV; integrated sound system; air conditioning; ample room for 120+ covers; central fully fitted bar; separate waiter station; feature skylights; 20+ external covers with bi-folding doors that fully open in the summer; state-of-the-art fully fitted commercial kitchen with extractor canopy and full induction system; purpose-built staircase providing access to the first-floor roof-terrace area, pre-designed for future expansion to create a 60-cover roof-terrace dining space with lounge and bar area; and separate accommodation access from the High Street, completely independent of the restaurant — ideal for sublet. Fully equipped with a huge range of high-end equipment, fixtures and fittings throughout. A full F&F list will be provided at the point of sale, but the premises must be seen to be believed. Call for further details.

AGENTS NOTE

Our vendor client is the freeholder and personally established this business from scratch, investing an exceptional amount of their own funds to create a truly stunning, high quality operation built to stand the test of time. Every element has been carefully designed and fitted with premium, durable items to ensure long-term performance and a flagship presence in the area.

Unfortunately, our client's personal circumstances have changed unexpectedly, forcing a relocation abroad and resulting in this reluctant sale. They are therefore seeking to build a long-term relationship with an experienced new owner or tenant who can take the business to the next level — fully exploiting the first-floor restaurant and evening potential, as well as the substantial scope for events, weddings, parties and functions.

STAFF

Vendor part time operated with help of 4 x full time kitchen staff, 4 x full time waiter staff as well as 1 x manager and range of part time staff members. STAFF COSTS: £5,000 PER WEEK.

LEGAL FEES

Each party is to cover their own legal fees, or otherwise negotiated as part of the sale.

CONFIDENTIAL SALE

This business is offered on a highly confidential basis. Further details will only be disclosed upon completion of a Non-Disclosure Agreement. Please call for a discreet discussion and to request the necessary documentation.

PRICE

We are instructed by our Vendor to offer this business for sale,, with a brand new renewable lease AT THE PRICE OF £575,000 priced to reflect the incredible amount of equipment, goodwill, and fixtures and fittings. Stock to be purchased at valuation.





*‘Our **business** is selling your **business**’*

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