

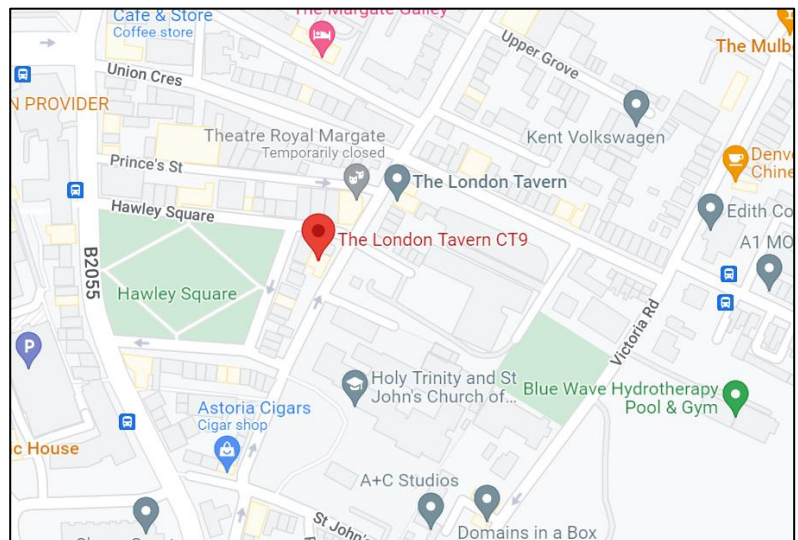


The London Tavern, Addington Street, Margate CT9 1PN

Summary

- Freehold
- Refurbished to a high standard
- Prime Location
- Outside Area
- Potential Development Opportunity
- 1am Licence
- Sui Generis Use

Price Reduction – £395,000



Viewing is strictly by prior appointment with sole agents Davis Coffery Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
0207 299 0740
ptallentyre@dcl.co.uk

Location

The property is located in Margate, a seaside town in Kent. It is situated off of Hawley Square on Addington Street, a short walk to the sea front. The property is adjacent to Margate Theatre Royal.

For a better understanding of the location please review [Google Street View](#).

Description

The property is a two storey building of brick construction under a part pitched part flat roof. The property is arranged over ground, first and basement levels. The property has the benefit of an outside patio area to the side of the property for approximately 50 covers.

The ground floor comprises of two main areas served a large single bar servery. The ground floor is spilt into the main bar area, snug area and cosy lounge bar area. To the rear of the bar servery is the dining area which leads to the outside patio. Ancillary accommodation at this level is formed of customer WC's and trade kitchen. The basement provides ancillary accommodation including cellarage and stores. To the first floor is residential accommodation formed of a large lounge area, bedroom, bathroom and shower room.

Tenure

Freehold

Planning

The premises benefit from Sui Generis use.

Licensing

There is a Premises Licence in place allowing the following opening times :-

| | |
|----------------------|--------------------|
| Sunday to Wednesday | 10:00am to 12:30am |
| Thursday to Saturday | 10:00am to 01:30am |

Rateable Value

The property is listed in the VOA Business Rates List as having a rateable value of £9,900 with effect from 1 April 2017.

EPC

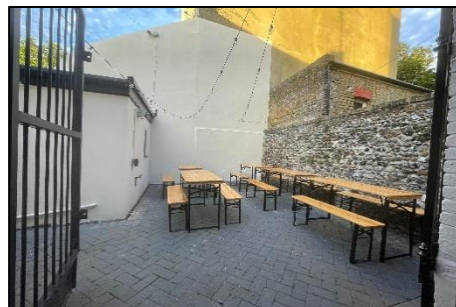
A copy of the EPC is available upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.