

The Brickfield

- Modern restaurant & bar close M20
- Bar, restaurant & function suite to seat 230
- Large staff flat and bedsit above
- Well placed Channel Tunnel terminal
- Shares 1.7 acre site with 127-bed Premier Inn
- Suitable for single or multiple use. Energy Rating B

Cherry Garden Lane, Folkestone, CT19 4AP

Leasehold: £850,000 + Vat

Annual Rent: £1

Ref: 3868021



THE OPPORTUNITY

Well placed on the northern edge of Folkestone, next to Junction 13 on the M20 and the Channel Tunnel Terminal which carries some 8,000 vehicles a day. Many will use the Premier Inn which is next door.

LOCATION

Folkestone is changing with new visitors attracted to recent additions to this traditional Victorian seaside town including the Goods Yard and Old Town developments. It benefits from High-Speed rail links being 65 miles southeast of London, and access to the Kent coast all of which makes it an expanding residential and commercial centre.

DESCRIPTION

Principally detached, mainly single storey building with a link to a recently added bedroom extension.

INTERNAL DETAILS

Central entrance and lobby into main trading areas. To one side is a bar area with seating for 100 with part raised section. Centrally placed bar servery leading on to food display area with hot & cold sections. Main dining area in two parts providing a further 190 covers. Adjoining self-contained function suite for 70. Customer toilets to either end.

Ancillary areas
Central kitchens to the rear with access to cold rooms, stores, level cellar, staff areas and delivery.

EXTERNAL DETAILS

Patio seating area to front for 60 people. Shared carparking with space for over 160 vehicles.The premises currently trade 7-days a week, 6.30am to 11pm Monday to Friday, with 7am opening at the weekends.

OWNER'S ACCOMMODATION

Four-bedroom flat above with lounge, kitchen and bathroom. Separate bedsit.

TRADING HOURS

The premises currently trade 7-days a week, 6.30am to 11pm Monday to Friday, with 7am opening at the weekends.



OTHER INFORMATION

Boundary Plans

- Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

Service Charge (excluding Whole Sites) The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.

VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

Click Here for Terms and Conditions

TENURE

Held on a long ground lease for a term of 125 years which commenced on 31st March 1994. Peppercorn rent.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms & Conditions" document) may be removed from the property prior to, or shortly after, completion.

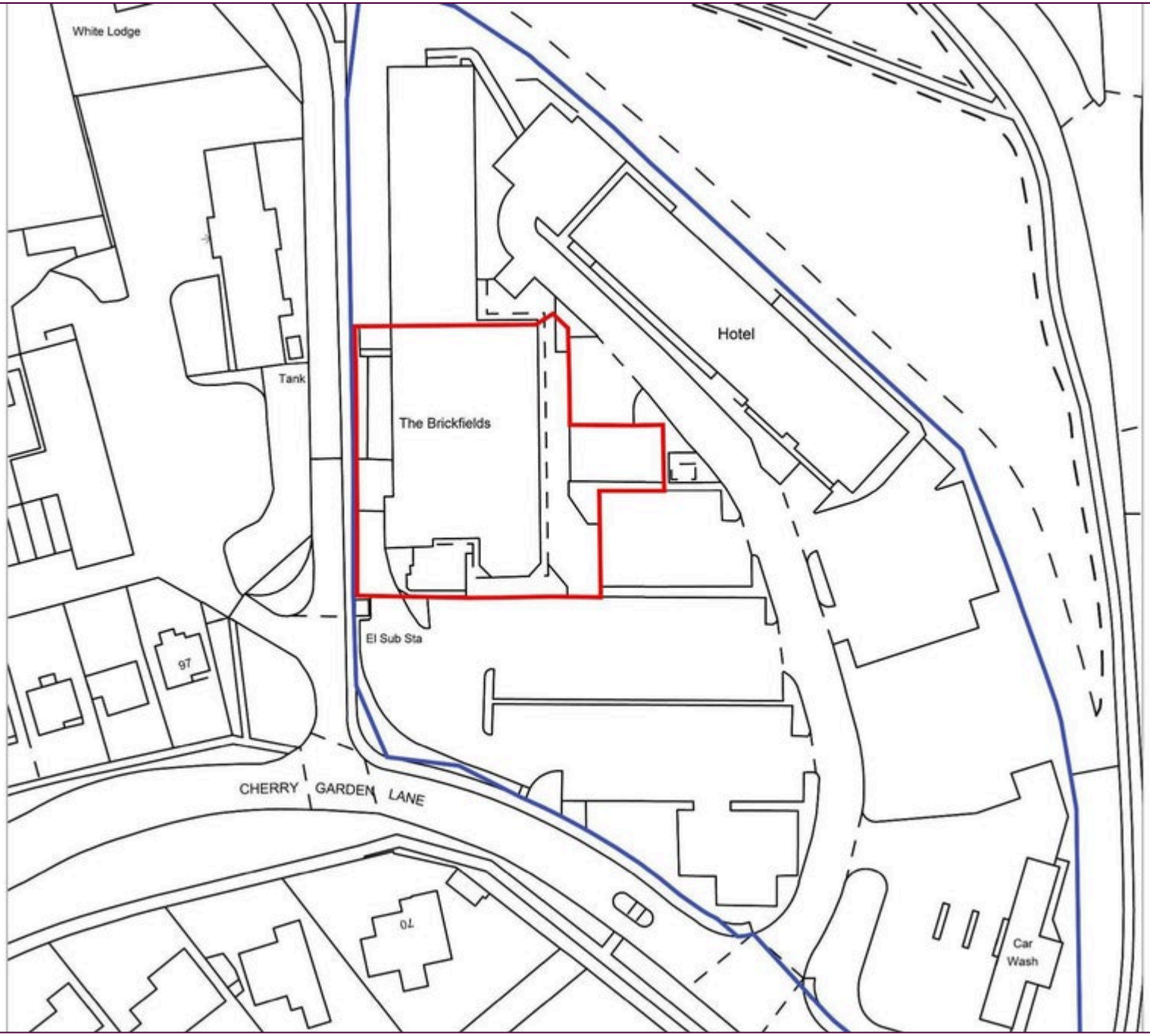
STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.








White Lodge
Tank
The Brickfields
Hotel
El Sub Sta
97
CHERRY GARDEN LANE
70
Car Wash

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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