

The Church Mouse Tea Rooms

The Square, Chilham, nr Canterbury, Kent, CT4 8DA



- Delightful traditional Tea Rooms
In the centre of the charming
village of Chilham
- Beautifully characterful 17th
Century property
- Potential for up to 50 covers
inside and out
- Generously sized
commercial kitchen
- Popular with locals, tourists,
cyclists and walkers, to
name some
- Rare business opportunity

Delightful traditional
Tea Rooms

Leasehold – £72,500

The Church Mouse Tea Rooms

The Square, Chilham, nr Canterbury, Kent, CT4 8DA

Description

The Church Mouse tea rooms offers a rare opportunity to purchase a long-established business, located in the heart of the delightful village of Chilham.

The village is well frequented by tourists, cyclists and walkers, who come to experience the charm of the village itself, as well as Chilham Castle.

The Pilgrims Way passes through Chilham on the way to Canterbury, one of a number of options for keen walkers and cyclists.

Chilham railway station is in a part of the village sometimes called Bagham, and is on the line from Ashford to Canterbury, with services on to London.

This characterful black and white chocolate box style 17th century property has three floors, all enjoying their own slice of character.

On the ground floor the tea rooms have two seating areas, either side of the entrance area, with seating for around twenty-seven. To the rear is the surprisingly generous commercial kitchen, with a range of equipment including a range cooker with extraction canopy above.



The Church Mouse Tea Rooms

The Square, Chilham, nr Canterbury, Kent, CT4 8DA

On the first floor there is a further room, with seating for around sixteen. Office/storeroom. Customer and staff WCs.

At second floor level is an attic room, approached via a staircase from the office/storeroom. Without a window, it is felt this room could readily be used as a storeroom, leaving the room on the floor below as a comfortable office.

On the outside tables or normally laid out as four table with seating for two. We understand that there is the availability to use the public seating area on the other side of the road for customer seating,

The Opportunity

The business is being sold due to the owner's genuine wish to retire.

Accounts show a steady level of trade over the last four years, with annual sales just shy of £140,000, net of VAT and adjusted net profits averaging just under £50,000. Formal trading data will be available after a formal viewing.

The asking price is **£72,500**, for the goodwill, fixtures & fittings and benefit of the lease.

Tenure

The property benefits from the remainder of a 10-year lease, with a rent currently being £15,000 per annum.



VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable.

EPC

Rating – TBC

Legal Costs

Each side to bear its own legal and professional costs.



The Church Mouse Tea Rooms

The Square, Chilham, nr Canterbury, Kent, CT4 8DA



The Church Mouse Tea Rooms

The Square, Chilham, nr Canterbury, Kent, CT4 8DA



Location

Located in the heart of the delightful village of Chilham, well frequented by tourists, cyclists and walkers, who come to experience the charm of the village itself, as well as Chilham Castle.

The Pilgrims Way passes through Chilham on the way to Canterbury, one of a number of options for keen walkers and cyclists.

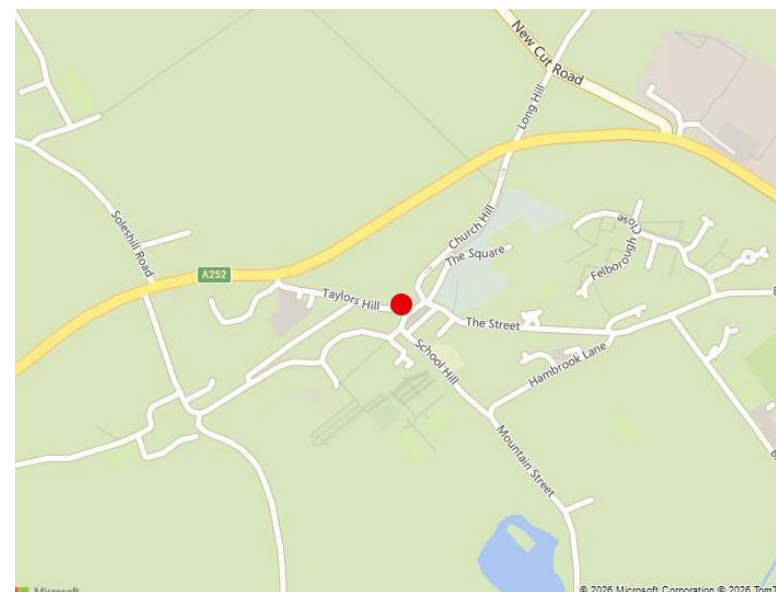
Chilham railway station is in a part of the village sometimes called Bagham, and is on the line from Ashford to Canterbury, with services on to London.

Situated just off the A28, which runs between Ashford and Canterbury, there are excellent routes to the Kent coast and London.

For all Enquiries and Viewings, by prior appointment, contact:



Andrew Moore
andrew.moore@sibleypares.co.uk



NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30