



UNIT 4 BLOCK 2, DEFIANT CLOSE

TO LET £14,000 PER ANNUM + VAT.

A FULLY FITTED STYLISH MODERN CAFE BEING OFFERED CONFIDENTIALLY AS A GOING CONCERN IN HAWKINGE COMMERCIAL CENTRE



Block 2, Defiant Close CT18 7SU

**STYLISH MODERN CAFE , VIBRANT AREA OF HAWKINGE ,
EXCLUSIVE USE IN DEVELOPMENT , AMPLE PARKING , ,**

Description

The development comprises of four blocks containing ground floor retail space and twelve flats on the two upper floors of each block. The area benefits from excellent prominence being centrally located for access from the business park, residential areas and primary school with further development to the rear. The block which the café resides in is of contemporary design with modern materials used. The shop has a full height front window and a designated signage area which can be seen from the road. There is access from the side and seating to the front. The café is fully fitted and includes a double oven, fridge, freezer, chiller, dishwasher and coffee machine. A full inventory is available upon request. There is ample parking for both staff and customer within the scheme which is situated just off Spitfire Way, A260 Folkestone to Canterbury Road.

As there is no other café in Hawkinge we feel that the business has plenty potential to grow. The turnover has improved 25% each year, however the owners are now looking to emigrate.

Other businesses in the development include Elite Flooring, Lloyd Adams, Vision Pharmacy, Buzzlines and Hawkinge Veterinary Surgery. The newly refurbished Lidl supermarket is opposite which attracts a large amount of custom.

CLAUSE No business shall trade for the period of 15 years from the 23rd May 2014 which conflicts or directly competes with the existing use.

SERVICES All mains services are connected within the property.

SIZE: 69.67 sq m (750 sq ft)

BUSINESS RATES: £13,250 Rateable Value

EPC Band A/22.

Lease £14,000 per annum

Lease Term: Negotiable

Premium: £60,000 including fixtures and fittings and S.A.V.

VAT: VAT is payable at the prevailing rate

VIEWING: Strictly by appointment only - Staff unaware of sale. Tel: Motis Estates on 01303 212020.

Postcode CT18 7SU

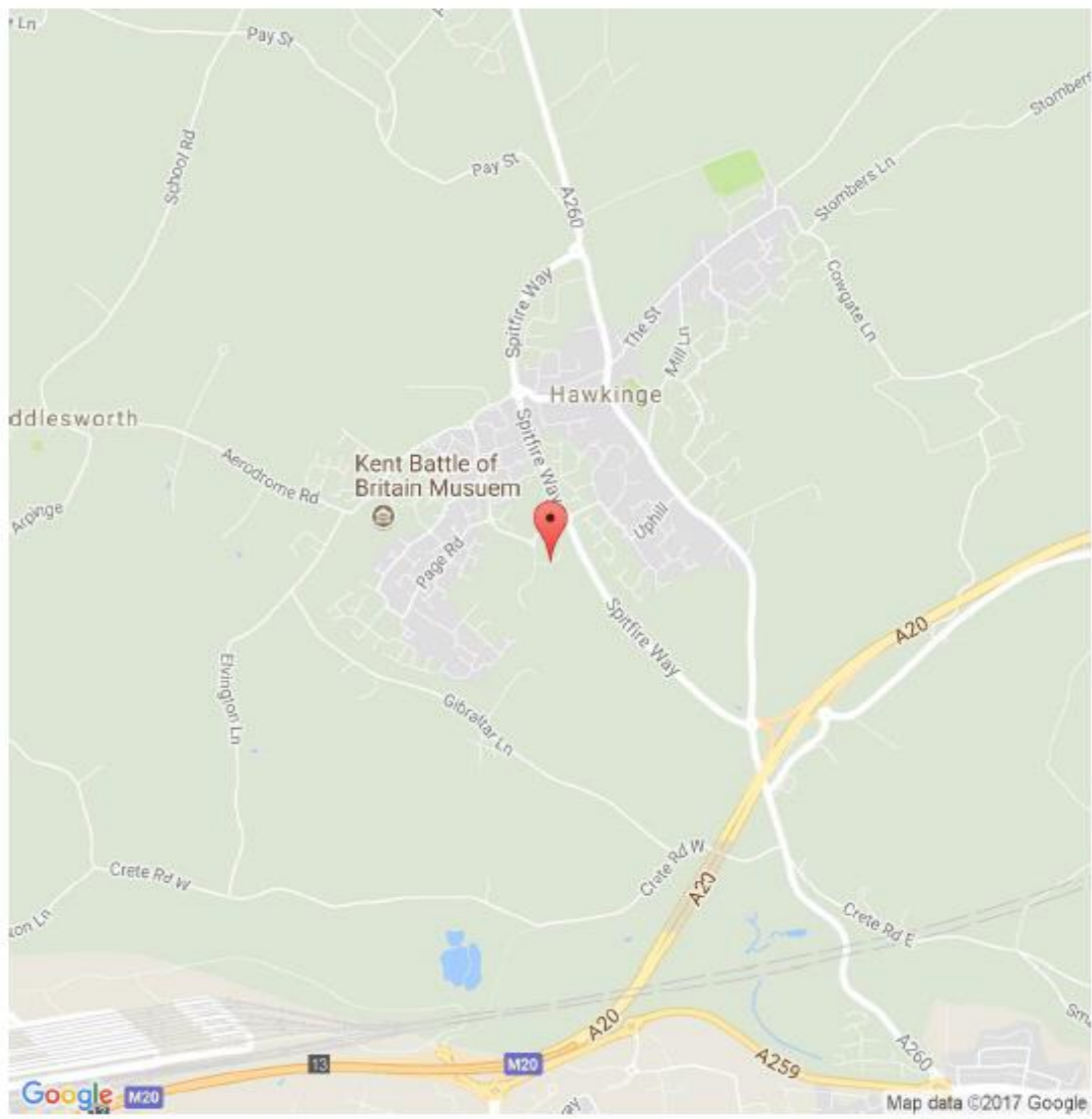
Viewings Strictly by appointment only -
Property Reference MOTIS_002878

Opening Hours:

Monday - Friday 9.00 - 5.30

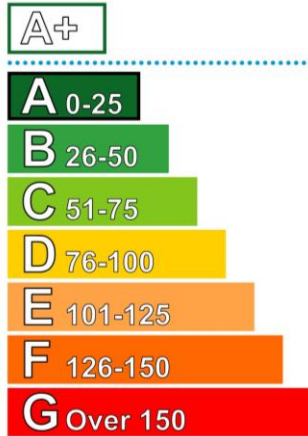
Saturday 9.00 - 3.00





Energy Performance Asset Rating

More energy efficient



Less energy efficient

Net zero CO₂ emissions

22 This is how energy efficient the building is.

IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

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