



8 HIGH STREET, TN29 0NG

£1,300 per month

An ideal opportunity to rent a 1 bedroom flat and fully fitted ice cream parlour which was a very reputable trading business in Dymchurch, Kent. Walk a few minutes down from the Dymchurch little steam railway, and the first business you will see, in its vibrant pink and yellow candy stripes, is Amarettos Ice Cream Parlour, positioned in a prime location, tourist hot-spot, on the main High Street. The business has been built over ten seasons and is considered one of the best ice cream shops in Kent, constantly getting rave reviews and five-star ratings.



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8 High Street, Dymchurch TN29 0NG

RESIDENTIAL WITH BUSINESS OPPORTUNITY , COMMERCIAL UNIT AND BUSINESS FOR SALE , RESIDENTIAL ABOVE , POPULAR BUSINESS

Description

One Bedroom Flat and Business Walk a few minutes down from the Dymchurch little steam railway, and the first business you will see, in its vibrant pink and yellow candy stripes, is Amarettos Ice Cream Parlour, positioned in a prime location, tourist hot-spot, on the main High Street.

The property has been built from scratch over ten seasons and was considered one of the best ice cream shops in Kent, constantly getting rave reviews and five-star ratings.

Situated one minute from the funfair, two minutes from the award-winning beaches of Dymchurch (Voted Best Beach in Kent), the business is a small, extremely busy business. Loved by children and adults alike for our wonderful ice cream & chocolate box image. Dymchurch attracts thousands of holidaymakers, tourists, day-trippers daily and, being so close to other attractions, makes it an extremely desirable location. There is huge expansion and growth in the area which will attract even more footfall to the village. You can literally work unlimited hours to capitalise and maximise sales. T

This is an extremely rare opportunity to purchase a well-established business on the South coast for only £10,000. The sale includes a modern, contemporary, compact, one-bedroom maisonette/flat above the shop. You will own the business outright, lock, stock and barrel, including shop equipment, fixtures and fittings, stock at valuation, amazing goodwill, and repeat customer basis year after year.

Totally unique, ideal for a couple, single person, first business venture, 'turn key' lifestyle business. You can literally take the door key and immediately start trading and making money.

Alternatively, as a multi-functional premises, subject to the necessary change of licensing, this could be a Take-Away, an Airbnb, holiday home by the sea (literally two minutes from the sand, sea and shops).

The property is available on flexible lease terms at £1,300 per calendar month or you can purchase the Freehold of the building for £180,000.

The property consists of a one bedroom flat of 25 sq m and 12 sq m retail shop.

EPC: C (76). Full EPC Available upon request.

Viewing Strictly by appointment through Motis Estates Chartered Surveyors in Folkestone. 01303 212020 or commercial@motis-estates.com

Tenure Freehold

Postcode TN29 0NG

Viewings Strictly by appointment only -
Property Reference MOTIS_004723

Opening Hours:

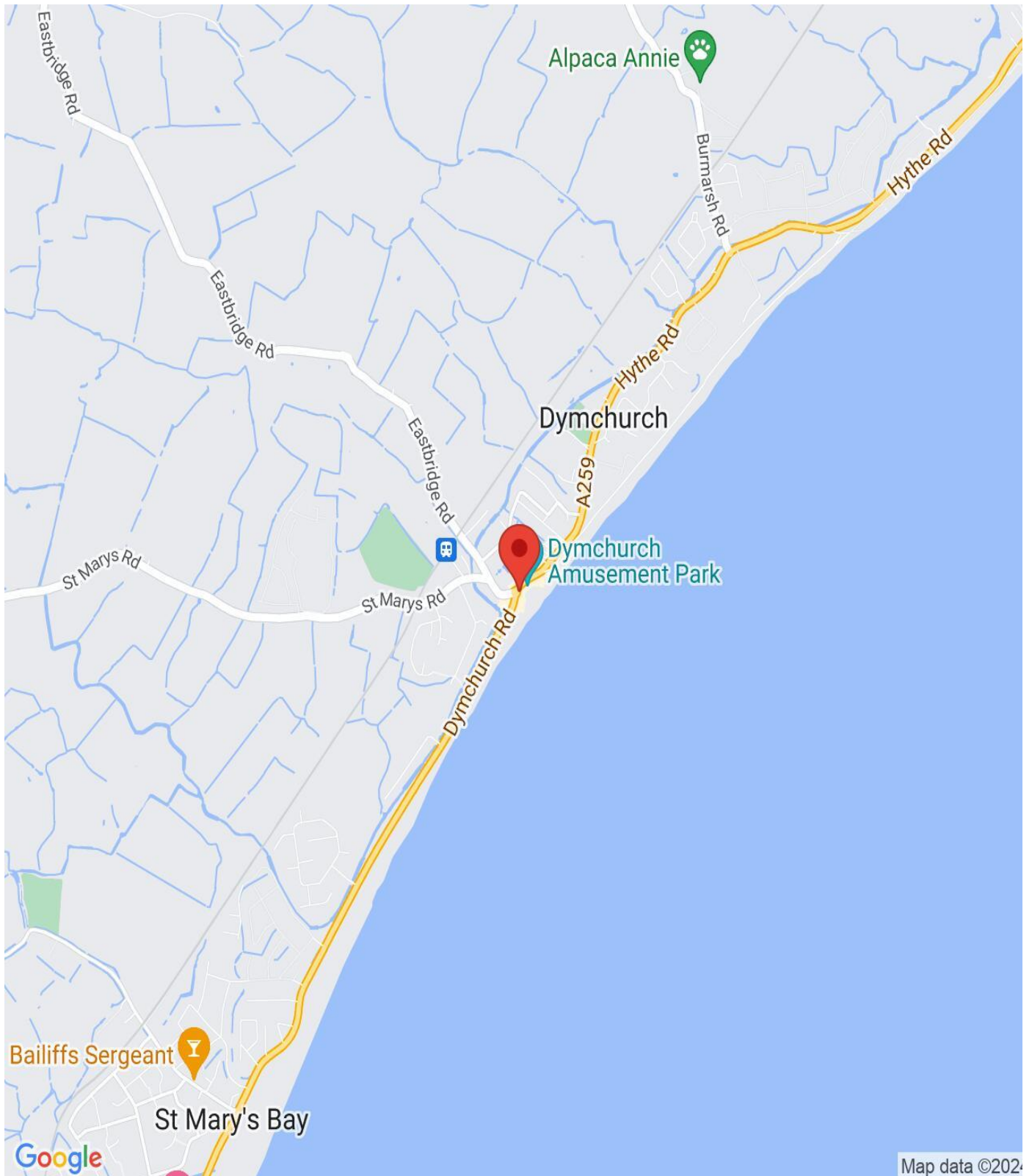
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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.