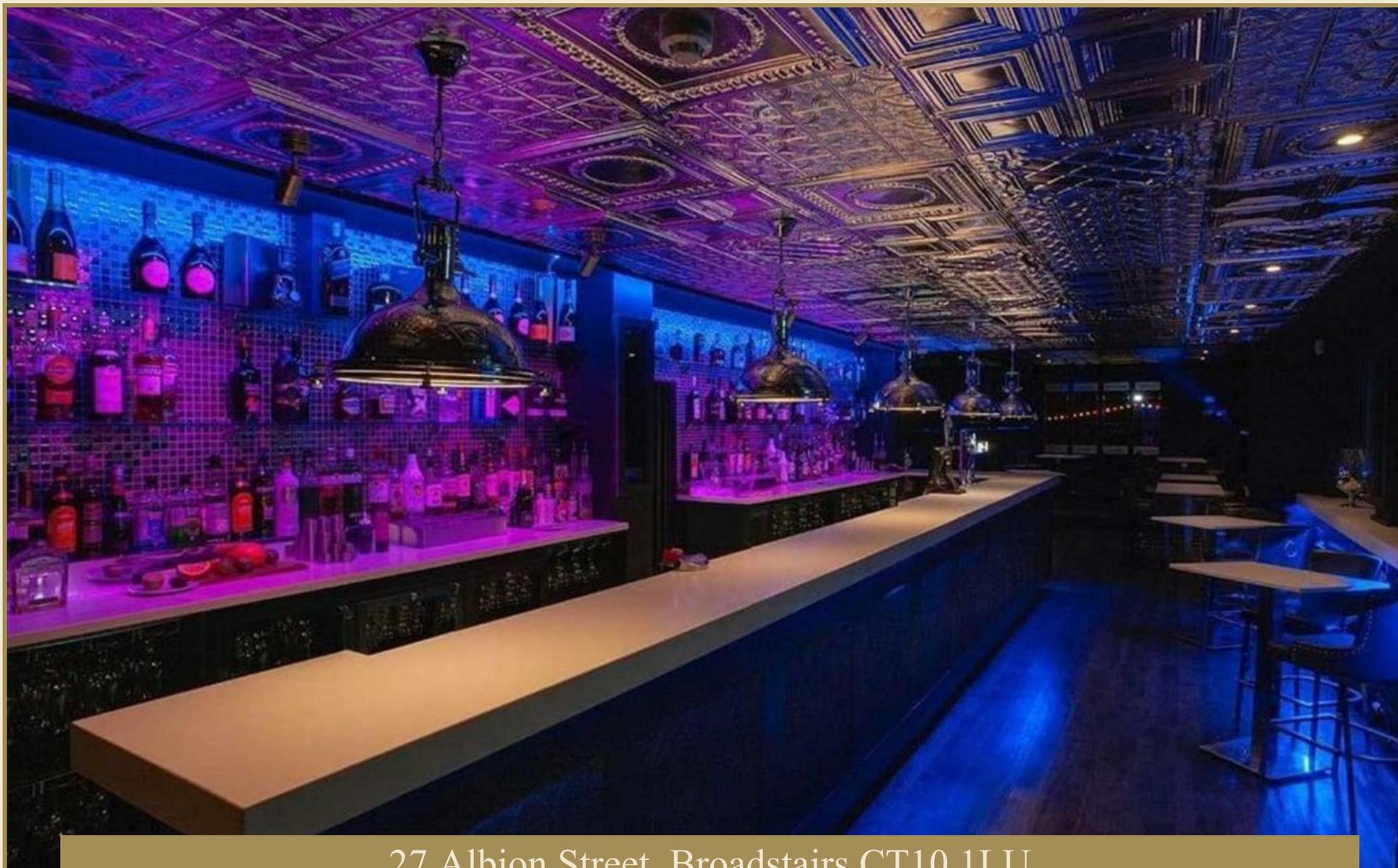




GUILDCREST ESTATES



27 Albion Street, Broadstairs CT10 1LU





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Albion Street, Broadstairs CT10
1LU

£200,000

The Sea Lounge Bar & accommodation in the vibrant heart of Broadstairs, is an exceptional commercial property and a remarkable investment opportunity.

This popular establishment, boasts a modern flair, making it a favourite among locals & visitors. With a large bar, commercial kitchen, internal & external seating, games areas & views looking over Viking Bay, not only serves as a delightful social hub but also offers 7 opulent guest rooms. There are 2 garden suites, 1 superior & 4 double rooms, all with ensuite facilities, providing a lavish & comfortable accommodation. There is a private garden at the rear of the property for the guests to relax & enjoy the newly finished outside bar & BBQ kitchen.

Additionally, there is a private owner's apartment, ensuring that the new proprietor can enjoy both business and personal space.

Located in the lively & vibrant part of town, just a 30 second walk to the beautiful blue flag beaches, it's an ideal location for both locals & holiday makers all year round. With the option to provide a full menu, event space & accommodation, there is huge potential to expand the business.

Broadstairs offers so much to all its visitors



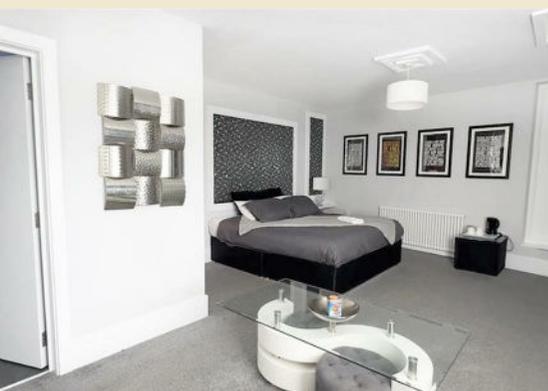


with a wealth of restaurants, quaint café's, busy nightlife, live entertainment and many events throughout the year; summer fireworks, funfairs, Dickensian festivals & the ever popular Folk Week.

Neighbouring Margate and Ramsgate can be accessed easily, a 5 min walk to the train station or by the frequent buses. There is a coach stop, transport links to London, Canterbury, Dover & the Channel Tunnel. Good motorway links too

This leasehold business is being offered with a new 20-year lease, allowing the new owners to establish themselves firmly in this thriving location. With its prime position and established reputation, the Sea Lounge Bar is an ideal opportunity for those looking to invest in a lucrative venture in Kent's most sought-after coastal town.

Leasehold
Business Rate Value £20,600





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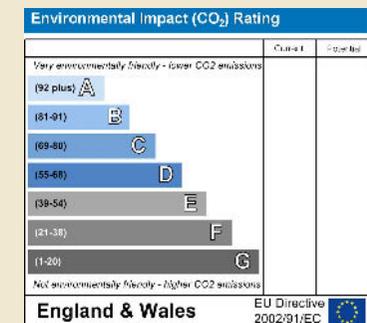
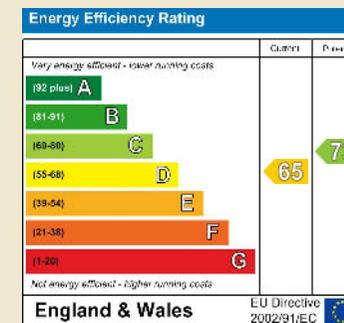
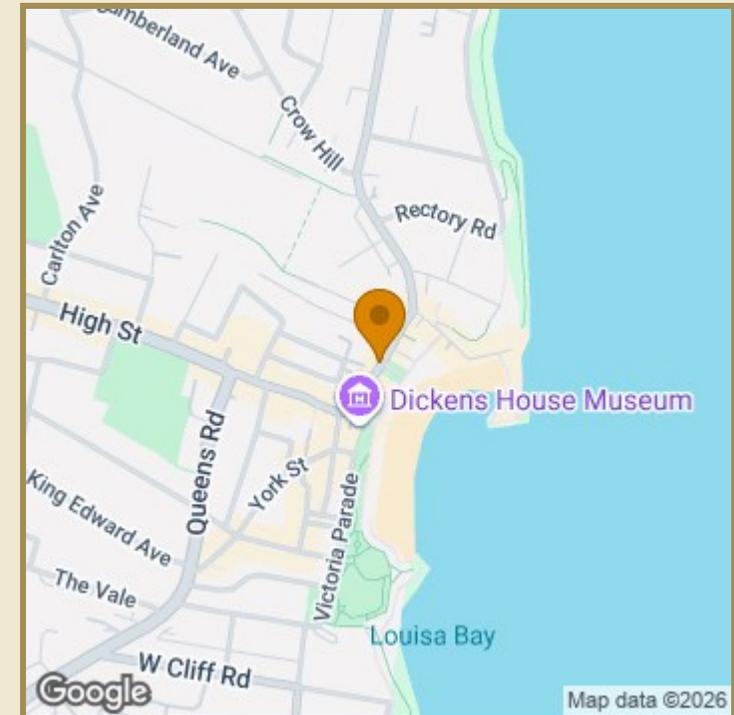
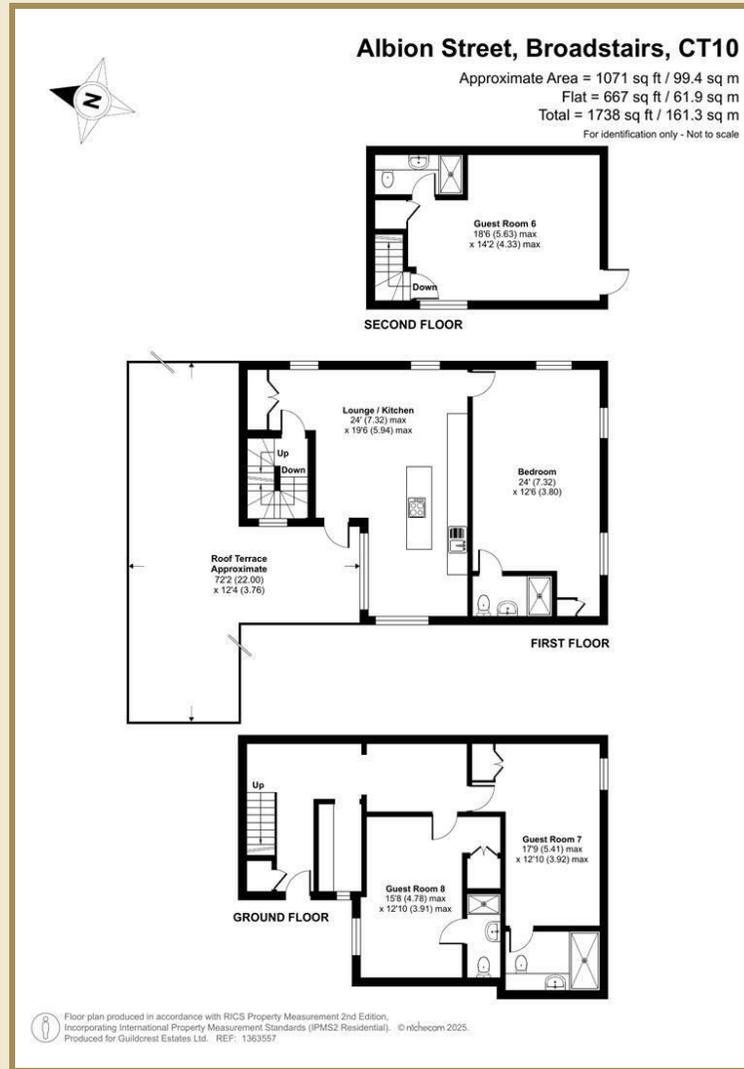
Key Features

- Commercial Bar and guest accommodation
- Leasehold
- Sought after location
- Establish weekly entertainment
- Staff apartment
- Outside entertaining area
- Business rate apply
- New lease available

Important Information

Leasehold
Leisure
1738.00 sq ft
Council Tax Band
EPC Rating D

£200,000



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1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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