

# Marino's

59 Faversham Road, Kennington, Ashford, Kent, TN24 9DD



**Fish & Chip Shop Takeaway FOR SALE / TO LET**

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## Key Features

- Ground floor lock up fish & chip shop
- Good main road position in a parade of shops
- Long established business
- Separate 3 bedroom maisonette above
- Fully equipped to continue trading
- Strong turnover and profits

## Description

Long established ground floor lock up fish & chip shop business, with separate 3 bedroom maisonette above.

The fish & chip shop has an open plan trading area with a serving counter and waiting area for orders. There is a good range of fitted equipment, which is included within the sale.

To the rear there is a utility/wash room, office, staff wc and good size room used for storage and preparing chips. Door to rear garden, which has side pedestrian access, useful for deliveries.



## Accommodation

Included within the leasehold demise is a 3 bedroom maisonette above the shop, not inspected, which is currently let to a family member at £1050 per month, with a true market rent probably closer to around £1300/£1400.

The Floor Areas taken from the Valuation Office Agency website are as follows:

Area	Sq M	Sq Ft
Ground floor zone A	47.10	506.98
Ground floor zone b	7.90	85.04
Kitchen	5.40	58.13
Storage (internal)	4.80	51.67
Storage (external)	17.10	184.06
<b>Total</b>	<b>82.30</b>	<b>886</b>

## Rateable Value

The rateable value effective from 1 April 2023 is £7,200. This not what you will pay, but is used to calculate what you may pay.

The property may be eligible for small business rates relief, please enquire with local borough council for further information. The residential accommodation does not appear to be rated for council tax, but please enquire with the local authority for further information.

## Guide Price - £165,000

### Passing Rent

**£25,000 Per Annum Exclusive**

### Terms

The property is let on 20 year lease commencing on 11 February 2008, with a current rent passing of £25,000 per annum.

We are informed that the landlord is open to discussions about either extending the current lease or granting a new lease, with terms to be negotiated.

### VAT

Unless otherwise stated, all rents/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 in respect of any transaction.

### EPC

Awaited

### Legal Costs

Each side to bear its own legal and professional costs

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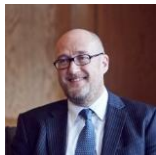
## Location

Kennington is a suburb of Ashford, the fastest growing town in Kent, and one of the fastest growing in the UK. It is about a mile northeast of Ashford town centre and north of the M20 motorway, which gives great links to the Kent coast and to London as well as connecting directly to the M25.

The main A28 Canterbury Road and A2042 Faversham Road run through Kennington, and the A251 Trinity Road skirts the western edge. In recent years Kennington has expanded with the building of new housing estates in Little Burton, Trinity Road, Conningbrook Lakes, with ongoing plans to expand further in Conningbrook Park and Eureka Park.

What3Words Location: <https://w3w.co/tasty.wool.silver>

For all Viewings and Enquiries contact:



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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.



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