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Rum Clinic

3a West Terrace, Folkestone, Kent, CT20 1RR

Town Centre Bar

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Key Features

- Basement lock-up property
- Main bar area
- Ample scope to increase trade
- Vibrant and unique decor
- Bar servery and fitted kitchen
- Unique business opportunity

Description

The Rum Clinic is a rather unique business which, at the time of writing, was rated number 2 out of 46 Nightlife venues in Folkestone.

From this basement bar, it offers the taste of the Caribbean in the heart of Folkestone, with over 100 rums as well as usual bar spirits, wine, rum Cocktails, Caribbean lager, Jamaican patties and 'a really cool vibe' with the fantastic decor, which includes high-quality graffiti art.

Known as much for its joyful music as for its rum selection.

With the owner wishing to retire after about eight years of owning, it gives the opportunity for someone new to take on this highly regarded business, with scope to increase the current very limited trading hours.

Accommodation

Approached via a set of steps from the pavement above, this basement bar has its main entrance into the bar area, with its vibrant Caribbean-inspired decor and art and unique DJ desk. Bar servery, which also has a fitted kitchen area (currently un-used) and male and female toilets with one-off graffiti art by a local artist.

Area	SqM	SqFt
Total	61.9	666.29



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Rateable Value

The rateable value effective from 1 April 2023 is £7,100. At this level, small business relief should mean that no rates are payable.

Terms

The asking price is £65,000.

Current rent payable, we understand, is £7,800 per annum. It is understood that the landlord is happy to consider granting a new lease to an incoming tenant on terms to be negotiated.

The asking price for the business includes all the trade fixtures and fittings, but excluding some personal items of artwork. Stock in trade will be payable upon completion.

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

Rating B (46)

Legal Costs

Each side to bear its own legal and professional costs



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Location

The Rum Clinic occupies a lock up unit at basement level in a period terrace property just off of The Leas seafront road in Folkestone town, making it a very convenient place to drop in for any visitor to the town looking for the best nightlife, or those living within the town or surrounding areas.

Folkestone has great rail and road links into the rest of the south east and beyond, as well as being well placed close to the Channel Tunnel.

For all Viewings and Enquiries contact:



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