



St. Augustine's

Canterbury Road, Westgate-on-Sea, Kent, CT8 8NL

Tenure: Virtual Freehold
Offers Invited

Tenure: Leasehold
Nil Premium

Ref: 96074

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Part of a unique Grade II listed historical building
- Multi-faceted venue with exceptional Chapel
- Three additional function rooms/events spaces
- Potential to add 15-20 hotel rooms
- Surrounding grounds with car parking (approx. 55)
- Suitable for a wide variety of hospitality or religious uses
- Can be split into a number of units or let/sold as a whole

Location

St. Augustine's is situated in the seaside town of Westgate-on-Sea in North East Kent. Westgate-on-Sea has a population of approximately 7,000 residents and borders the larger seaside resort of Margate. The town is a popular destination for day trippers and those seeking a weekend away, especially in the summer months.

Westgate-on-Sea is accessed via the A28 which connects the North East Kent area to the rest of the South East and London via the A299 and the M2 motorway.

Mainline railway services are available at Westgate-on-Sea and Birchington-on-Sea providing direct links into Central London at London Victoria and London St Pancras International (via Ramsgate), making the area a popular residence for those commuting to and from the capital.



The Property

St. Augustine's is a unique and imposing property, iconic within the local landscape.

This extensive Grade II listed property was constructed between 1905 and 1915 by Scottish architect F A Walters who was renowned in the Victorian and Edwardian eras for his Roman Catholic churches. St. Augustine's was originally constructed as a convent, school and presbytery for the community of the Canonesses of St Augustine whom had been expelled from France under the anti-clerical laws in 1904.

Today the property retains many of its original features including traditional masonry work, fine woodwork and delectable tile flooring, all of which add to the charm and character of the property. St. Augustine's is a true gem, which should be seen to be fully appreciated.

Ground Floor

- RECEPTION AREA
- CHAPEL: An awe-inspiring space with a wide range of features including apse ceilings, Caernarvon-arched windows and arched doorways. The Chapel has been deconsecrated, making it the ideal space for a variety of uses. The nave is an adaptable space which can be used for a wide range of uses. Open plan in nature, it allows for conference style seating, removable pew style seating, dance floor or to be used as dining space. At the head of the nave is the Sanctuary which houses an altar, an ideal stage for weddings and performances. The Chapel also includes its own bar, with the entire area being capable of maximum capacity of 500.
- BOARD ROOM: A private dining or meeting room for 40 people. Dark wood display cabinets cover three of four walls.





- OAK ROOM: 150 capacity space used for dining, conferences and civil marriages. Polished parquet flooring, oak panelled walls and notable vaulted ceiling with exposed timbers.
- LOUNGE BAR: A relaxed and welcoming space, the Lounge Bar would not be out of place in a Georgian country house hotel. As you enter your eyes are drawn to the high ceilings, leaded windows and central chandelier. It is serviced by a wood built bar servery and is capable of holding 150 visitors.
- TRADE KITCHEN: Centrally within the property is an extensively equipped trade kitchen housing two Rational ovens, salamander, two double deep fat fryers and a six burner range cooker to name but a few units.
- POT WASH AREA: With pass-through commercial washer, dry store and Head Chef's office.
- WASH-UP/GLASS STORE AREA
- TWO OFFICES
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- ENCLOSED COURTYARD.

Basement

- BASEMENT STORAGE.

First & Second Floors

- DORM ROOMS: 20 unused rooms, formally utilised as dorm rooms from when the property was a school. In partnership with the owner, there is undoubted potential to create a number of boutique hotel rooms (STPP), catering for the high demand for overnight stays from wedding and function guests, which is in short supply in the area.
- TWO OFFICES

External

- SHARED CAR PARK: For approximately 55 vehicles.
- LAWNED GARDENS: With gazebo.

The Business

The business is currently closed, but offers a rare opportunity for a new operator to take on a unique property and create their own wedding, hotel and hospitality venue.

Alternatively, the property could suit a wide variety of other uses including place of worship, restaurant, children's day nursery or offices.

The premises can be split into smaller units if desired.

Historic trade accounts are not available.

Licences

A Premises Licence is held permitting licenced activities between the hours of 10:00 and 01:00 seven days a week.

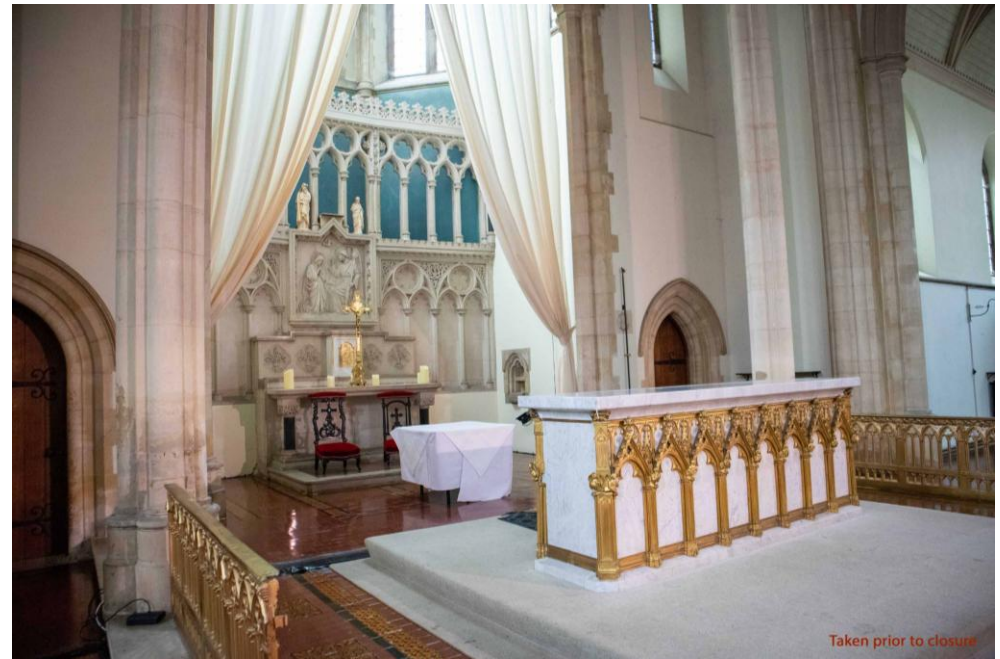
The property is licenced for civil marriages.

Services

All mains services are connected.

Rateable Value: £52,500

Local Authority: Thanet District Council.



Taken prior to closure







VIRTUAL FREEHOLD OFFERS INVITED

or

LEASEHOLD NIL PREMIUM. A new lease is available on the following flexible terms:

TERM	5-20 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company.
RENT	Rental offers invited
RENT FREE PERIOD	Available by negotiation.
RENT REVIEW	Subject to rent reviews every three years at market rent or RPI, whichever the greater.
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
RATES & UTILITIES	All costs relating to the supply of utilities, Council Tax and Business Rates will be paid by the Tenant.
DUE DILLIGENCE	An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum. An incoming party will be required to undertake a credit check.



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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.