



Tamarind Thai

3 East Cross, Tenterden, Kent, TN30 6AD

Tenure: Leasehold

Price: £75,000

Ref: 34473

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Prime position on affluent Tenterden high street
- Character Grade II listed property
- Bar and dining area (40-50)
- 2-3 bedroom accommodation
- Held on a favourable free-of-tie lease
- Very popular business with scope for delivery service

Location

Tamarind Thai is nestled in the heart of the picturesque Kent town of Tenterden. The town exudes quintessential charm and is of historical significance being a Cinque Port and Market Town centered around the elegant St Mildred's Church. The town's high street is lined with independent shops, boutiques and cosy cafes, and is often noted in national newspapers as being one of the most attractive areas to live in within the South East. Tenterden is renowned for its thriving food and drink scene, boasting traditional pubs, bakeries and delicatessens. Throughout the year Tenterden plays host to a variety of events and festivals that celebrate its culture and community spirit, including the Tenterden Folk Festival, Christmas market and beer festival. The business is reluctantly for sale due to the owners' desire to retire.

The town is extremely popular during the summer months with tourists visiting its tree-lined High Street or admiring its plentiful historic architecture and olde-worlde charm.

Tamarind Thai is positioned on East Cross, one of the most visible trading spots in the town. Its position means it benefits from strong levels of footfall from those walking from the main residential areas into the town as well as the leisure centre, recreation ground, boutique retail outlets and plethora of national retailers (such as Majestic Wine, Boots, Waitrose and TG Jones).



Property

The property is a character Grade II listed mid-terrace property understood to date back to the 16th century. The property is timber framed with rendered and tile-hung elevations under a pitched tile roof.

Trade Areas

- BAR: With central bar servery, stripped wood flooring and exposed timbers. Seating for 40 to 50 dependent on layout.
- GENTLEMEN'S TOILETS
- TWO LADIES' TOILETS.
- TRADE KITCHEN: A deceptively large area housing a six burner range cookers, three ring wok burner, two double deep fat fryers, griddle, convection oven and undercounter fridges.
- COFFEE/WAITER AREA.

Owners' Accommodation

Located at first and second floor level, accessed via a separate entrance to the side and rear of the property comprising:

- LIVING ROOM..
- KITCHENETTE.
- READING ROOM.
- FAMILY ROOM.
- DOUBLE BEDROOM.
- SHOWER and WC.
- STORE/POTENTIAL DOUBLE BEDROOM.
- ATTIC/BOILER/STORE ROOM.
- ROOF TERRACE.



External

- PAVEMENT PATIO: With seating for 12-15.
- TRADE YARD: With outside WC, FRIDGE/FREEZER STORE, BOTTLE STORE and SHED STORAGE.

The Business

Tamarind Thai is one of Tenterden's most popular eateries, well-known for its authentic Thai cuisine. Being the only Asian cuisine restaurant in the area, it enjoys a captive audience for both sit-in diners and takeaway orders. The business hosts a regular quiz night, which proves extremely popular. The business enjoys a loyal local following and is well utilised by the large local community, yet is also popular with visits to the town due to its authenticity. Tamarind Thai benefits from authentic full-time chefs and a front-of-house supervisor.

It is our understanding that net turnover stands in the region of £500,000 per annum. Further accounting details can be made following a formal viewing.

Tamarind Thai would suit a hands-on owner operator or passive investor alike. The business offers great scope for further development of the trade figures, developing upon this already well-established venture by online ordering and delivery service, a concept that has worked extremely well for other operators in the area.

The premises could also suit alternative cuisines.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Local Authority: Ashford Borough Council.

Rateable Value: £30,000.



Tenure & Price

LEASEHOLD £75,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Tamarind Thai is held on a part repairing and insuring lease agreement (with the roof being the responsibility of the Landlord) from a private individual, for a term of twelve years commencing 23rd May 2018. The lease falls within the security provisions of the Landlord & Tenant Act 1954. Rent currently stands at £38,000 per annum paid quarterly in advance, subject to three yearly rent reviews. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

Utility Helpline

01432 378690

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