



**High-Quality Thai  
Restaurant in Stunning  
Riverside Kent Location**

**R07143**

# Key Financials

Turnover	£700,000
Net Profit	TBC
Rent	£64,519
Rates	£13,000
Stock Value	£0

## Key Points

- **Prime location with stunning views**
- **Thai specialist food**
- **High quality dishes**
- **5\* hygiene rating**
- **Easy, accessible parking**

# Business Overview

*"Fantastic Lunch!!! We love this place and have always had brilliant food for dinner, but yesterday we decided to give lunch a try and honestly we couldn't fault it." - Customer Review*

The business for sale is a multi-faceted Thai restaurant offering a versatile drinking and dining space in one of the best positions in the heart of Maidstone in Kent.

Placed in a prime location on the river front, the restaurant attracts a high level of footfall due to its lucrative situation over a waterfront terrace and gardens.

The terrace is ideal for private events, particularly weddings as Archbishop's Palace is just across the river. The business specialises in an array of premium dishes catering in English and Thai cuisine.

This is an excellent opportunity to acquire an immaculately-presented restaurant that occupies breath-taking premises and is now available for sale on a leasehold basis.

**Tenure:**

# Leasehold

**Asking Price:**

# £275,000

## Location

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- ✓ **Riverside location**
- ✓ **Town centre**
- ✓ **Good transport links**
- ✓ **Close to local businesses**
- ✓ **Large, detached premises**

## More Info

Reason for Sale	Other business
Year Established	2015
Lease Length	20
Management Structure	Run by owner
Full Financials	TBC
Energy Performance Cert.	TBC

## Business Description

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The business operates from detached premises, in a riverside location. The ground floor runs as a cafe and bar area and primarily caters for the morning and day clients. The upstairs semi-circular shaped floor is for diners, dinner parties and other large groups. There are steps that lead from both upstairs and downstairs to the outdoor terrace with impressive views of the river and bridge. There is an upstairs and downstairs kitchen, a staff room and toilets on both floors. In addition, there is a 3-bedroom flat on the third floor with a separate entrance which is currently not in use. In total, the downstairs has 30 covers, 70-80 upstairs, and 70 covers outside or up to 100 standing. Externally, there is a car park adjacent to the building.

All equipment is contained within the sale, to include tables and chairs, crockery, cutlery, a commercial cooker, oven and hot plate, fridges and freezers, 3x under counter bar fridges, a dishwasher, air conditioning, CCTV and a sound system.

## Opportunity

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The premises benefit from a prime position in a bustling riverside location, with high levels of footfall to boost the loyal repeat customer base.

There is now ample opportunity for a new owner to further grow the business. The main options include increased advertising and extending the opening times/days. Overall, this could make a valuable acquisition for a variety of buyers. It might particularly appeal to first-time restaurateurs looking to take over a popular local eatery that boasts good growth potential.

The current owner has indicated a willingness to negotiate staying on for a transitional period following the sale to help the new owner get up and running.

# Gallery

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## Viewing

**If this business is of interest to you, we recommend arranging a viewing.**

**All viewings are strictly by appointment through Intelligent Business Partners. No approach whatsoever should be made to the owner of the business.**

## What To Do Next

**If you would like to find out more detailed information about this business, such as copies of the accounts or have a specific question, please call 0800 612 7718.**

**To find out more about Intelligent, please visit our website**

**[www.intelligent.co.uk](http://www.intelligent.co.uk)**

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