

**FREEHOLD INVESTMENT FOR SALE**

**17 & 27 PARKSIDE PARADE, PARKSIDE ROAD,  
CLIFFE WOODS, ROCHESTER, KENT ME3 8HX**



**Location**

Cliffe Woods is based on the Hoo Peninsula with neighbouring villages including Cliffe, Cooling, High Halstow, St Mary Hoo, Stoke and Allhallows. Cliffe Woods is approximately 3.5 miles to the north of Rochester, with Chatham and Gillingham being approximately 5 miles away.

Therefore this restaurant which is based within a small shopping parade of 6 units, serves the local community for the daily needs.

The parade includes a Pharmacy, (with doctors surgery close by), Post Office, mini-market and pizza/kebab shop.

**Accommodation**

The premises comprise of a ground floor lock up Indian Restaurant with takeaway facilities, bar, kitchen, servery area and customer toilets. To the outside there is a

wooden building attached to the rear of the kitchen which is used as storage along with a single garage in a block.

The restaurant has 36 covers and the hours of opening are 12-2pm and 5.30-11pm seven days a week.

The upper parts comprise of a self contained flat with access from the rear with 2 bedrooms, living room, balcony to a small courtyard, kitchen and bathroom.

**Lease**

The current lease is on a full repairing and insuring term for 25 years from October 2001 with the next rent review due next year. Subsequent reviews are 2016 and 2021 with the current rent producing £12,000 per annum exclusive.

**Price**

Offers in the region of £185,000 for the freehold interest subject to the benefit of the existing lease.

**Legal Costs**

Each party to be responsible for their own legal costs.

**Viewing**

Any viewing to be arranged through Horton Property Solutions Limited on 01634 817222 and no contact should be made directly with the tenant.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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