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£1,154

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Cliff Terrace, Margate

PRIME LICENSED RESTAURANT PREMISES WITH SEA VIEWS - EXCEPTIONAL OPPORTUNITY IN MARGATE.

Lovetts are delighted to bring to market this outstanding commercial opportunity, ideally suited to an experienced landlord or an ambitious entrepreneur seeking to make their mark within the thriving hospitality sector.

This established, fully licensed premises comes complete with an extensive range of fixtures and fittings, enabling a seamless transition for the incoming operator. The layout and facilities offer exceptional scope for a variety of uses — from a stylish bar or bistro to a destination restaurant or boutique hospitality venue.

Set across two spacious levels — ground and lower ground floors — the property offers excellent versatility and flow. The ground floor features a welcoming open-plan customer area with stunning sea views across the English Channel, while to the rear there is a fully operational commercial kitchen, perfectly equipped for professional catering operations, including full extraction and 3 phase power. The lower ground level provides additional flexible space, ideal for expansion of the main trading floor, storage or staff areas..

The location is simply unbeatable, positioned less than a mile from Margate's iconic sandy beaches and the bustling town centre — an area renowned for its growing food, drink, and arts scene, attracting both locals and visitors year-round. You couldn't ask for a more iconic view.

This rare opportunity is available with a premium of just £65,000, together with an extendable lease assignment, making it an ideal choice for those looking to invest or expand within one of the South East's most vibrant coastal destinations.

For full details and to arrange your private viewing, contact Lovetts today.



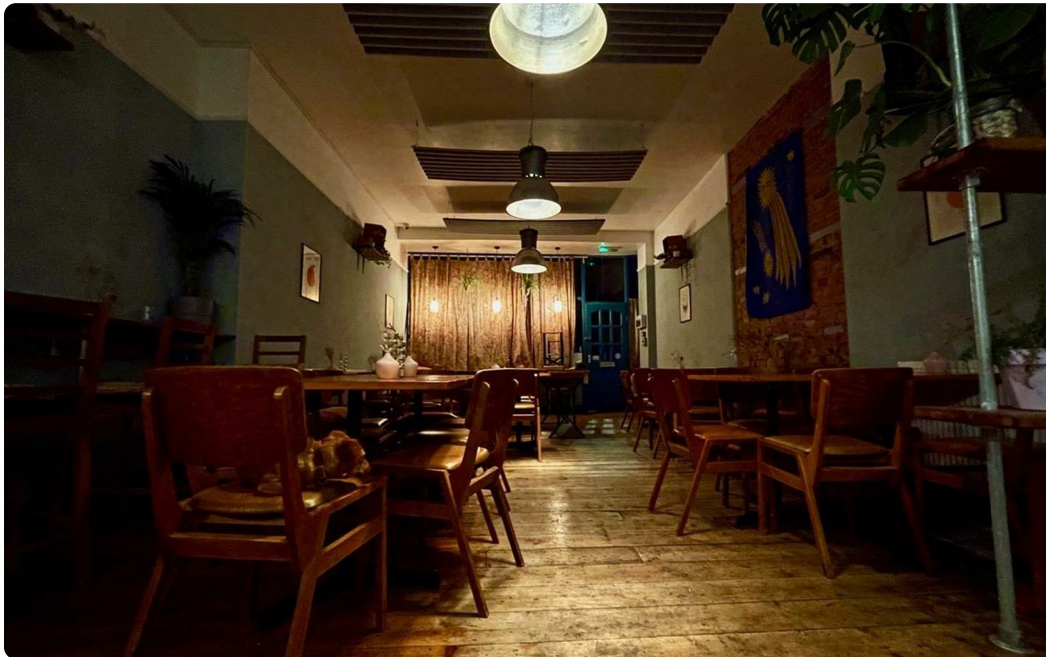
Lovetts Birchington LTD. Trading as Lovetts Property Services
Registered office - 177 Northdown Road, Margate, Kent, CT9 2PA
Reg. In England No. 4264378 No. 785 158296
Directors: Richard Crosby & Tracey Crosby



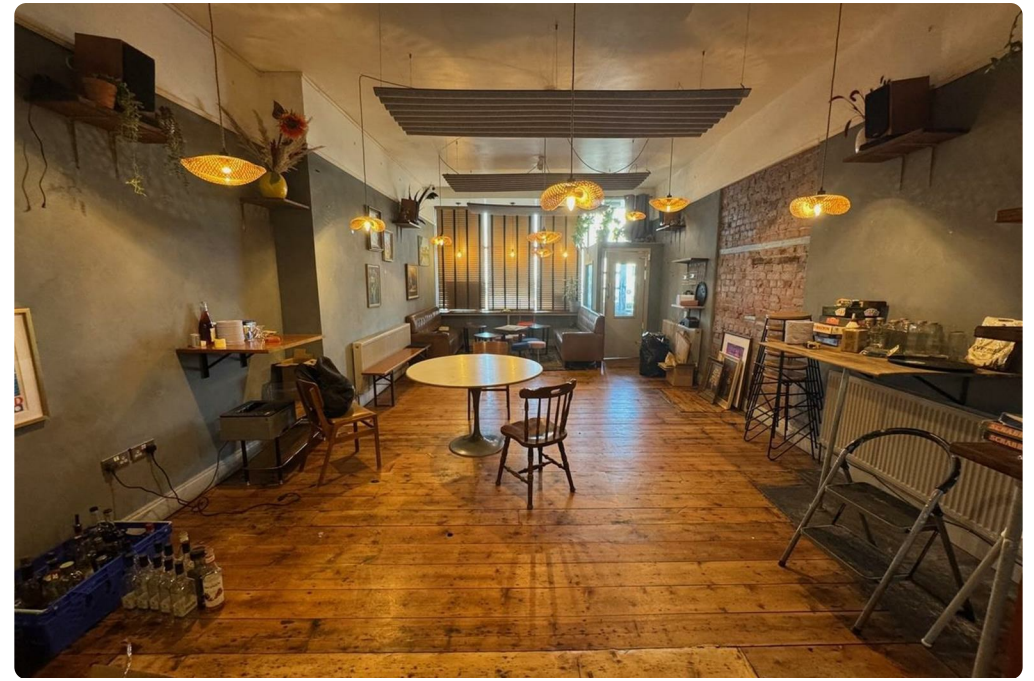




- EPC Rating - TBC
- Buyers Premium - £75,000
- Licensed Restaurant Premises
- Over Two Floors
- Fully Operational Kitchen
- Let As Going Concern







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

