

# TO LET

New Restaurant/With Fitted Kitchen/  
Outside Catering Opportunity/  
Diner/ Builders All Day Breakfast  
or similar A3 catering related use.

Dining Area:	1,107 sq.ft	(102.8 sq.m)
Kitchen:	251 sq.ft	(23.3 sq.m)
Ancillary:	94 sq.ft	(8.7 sq.m)

**Bellerophon House, Doust Way, Rochester Riverside,  
Rochester, Kent. ME1 1HH**



## LOCATION.

The restaurant/catering premises are prominently situated by the entrance to Bellerophon House and facing vehicular and pedestrian traffic approaching from Doust Way.

Bellerophon House, the building in which the restaurant occupies part of the ground floor, is one of three newly completed residential blocks which, in total, accommodate approximately 150 residential units. Although currently at an early stage of the development, when completed Rochester Riverside will be a substantially self contained mixed use development providing a substantial potential customer base drawn from a total of up to 2,000 residential units and 130,000 sq.ft of office and other business space.

Leasing the restaurant/catering premises now presents an opportunity to secure premises at a discounted rent and to grow the business as Rochester Riverside is developed.



LOCATION PLAN

## DESCRIPTION

The restaurant/catering premises were completed in 2013 and have been fitted to a high standard with both dining furniture and kitchen equipment.

The dining area can easily accommodate in excess of 50 covers and has been fitted out with recessed lighting and air conditioning. The walls are painted and the full length double glazed windows have bold pelmets and curtains. The floor is laid with timber laminate. At one end is a counter area.

Most of the furniture shown in the photographs is included. A separate list is available on request.

The doors to the front of the restaurant open out onto paved open space providing ample area for 'al fresco' dining.

The restaurant kitchen and preparation area situated beyond the counter is almost fully fitted with recently acquired stainless steel kitchen equipment. Again, a separate list of equipment is available on request.

There is a Manager's Office and a Dry store in addition.

## BUSINESS OPPORTUNITY.

The Rochester Riverside development presents a superb long term opportunity for a range of food related businesses to an entrepreneurial caterer.

Although the development is in it's early stage with only three blocks completed, we understand that further development will commence in the spring of 2015 directly opposite the building and continue for the next few years as the extensive Riverside area is redeveloped.

Whilst demand for restaurant facilities will initially be limited until more houses and flats have been built and sold, in the immediate future we see considerable potential for a catering entrepreneur to supply the tradesmen building the nearby units with 'All Day Breakfasts' and similar.

A nearby student block could provide demand for an internet café.

Bellerophon House provides supported residential flats for the over 55's who have their own exclusive lounge area linked to the restaurant area. The residents provide a demand for café facilities which could be extended to a 'meals on wheels' / hotel food style arrangements with food delivered to their rooms.

The catering facilities could also form the base for a sandwich van business serving the office and industrial estates.

Within the next few years, once there are more residents in Rochester Riverside, the demand will increase offering potential for a diner, or a full restaurant, subject to any planning permissions that may be required.

## ACCOMMODATION

All measurements are net internal and approximate:-

Dining Area:	1,107 sq.ft	(102.8 sq.m)
Kitchen Area:	251 sq.ft	(23.3 sq.m)
Managers Office:	47 sq.ft	(4.3 sq.m)
Dry Store:	47 sq.ft	(4.4 sq.m)

There is on street parking close to the restaurant.

## SERVICES

There is mains electricity, gas, water, drainage and telecom connections.

## PLANNING

The current planning use is as a restaurant is planning Class A3 and includes café's and snack bars. Prospective tenants should make their own enquires of the local planning authority to establish whether their proposed use is permitted.

## ESTATE SERVICE CHARGES

- a) Service Charge Year: 1<sup>st</sup> April– 31<sup>st</sup> March
- b) There will be a Service Charge to cover repairs and maintenance, heating, lighting and cleaning of common parts, buildings insurance etc. Details to be provided.

## LEASE TERMS

A new lease for a term of 5 years to be agreed on tenants full repairing and insuring terms.

## RENT

The landlord is offering a low start/stepped rent arrangement to assist the tenant and reflect that local demand will be improving from a low base.

Year 1: £5,000 (£1,250 per qtr)

Year 2: £10,000 (£2,500 per qtr)

Year 3: £15,000 (£3,750 per qtr)

Year 4: £20,000 (£5,000 per qtr)

Year 5: £20,000 (£5,000 per qtr)

Rent paid quarterly in advance.

## VAT

VAT is payable in addition on the rent and Service Charge.

## BUSINESS RATES.

Description:	Cafe & Premises
Rateable Value:	£4,400
UBR in £ 2014-15:	47.1p
Rates Payable:	£0 approx assuming applicant qualifies for Small Business Tax Relief.

The tenant will be responsible for meeting the Business Rate.

The Small Business Rate Relief Scheme 2010-2015 will grant relief to any taxpayer who occupies a single business property where the Rateable Value (RV) is less than £18,000 or where a ratepayer occupies a main property with a RV of less than £18,000 but has other properties with RV's of less than £2,599 each. In that instance the total RV of all properties must be less than £18,000 and relief will only be applied to the one main property.

Please check with Medway Council to establish what relief is currently available (telephone: 01634 306000).



We believe our assessment above is correct, however all applicants must make their own enquires of the Council to establish the business rates that will be payable by them (telephone: 01634 306000).

## LEGAL COSTS.

Each party will meet its own costs.

## VIEWING.

Strictly by appointment with Michael Parkes Surveyors.

Tel: 01634 294994

Contact: Emma Catterall

Email: [info@michaelparkes.co.uk](mailto:info@michaelparkes.co.uk)

Web: [www.michaelparkes.co.uk](http://www.michaelparkes.co.uk)



EPC.

# Energy Performance Certificate

Non-Domestic Building

**RESTAURANT PREMISES**  
 Bellerophon House  
 Droust Way  
**ROCHESTER**  
 ME1 1FG

**Certificate Reference Number:**  
 9424-3042-0250-0001-5901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

53

This is how energy efficient the building is.

..... Net zero CO<sub>2</sub> emissions

## Technical Information

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 137  
 Building condition (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 145.41

## Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

85

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007/501 as amended.

**Assessment Software:** Litequal REEM v5.2.d using calculation engine REEM v5.2.d.2

**Property Reference:** 440290420001

**Assessor Name:** Marilyn (Bloomfield)

**Assessor Number:** RTET600171

**Accreditation Scheme:** Sterling Accreditation

**Employer/Trading Name:** Serverymen & Vabara Limited

**Employer/Trading Address:** Top Floor, 3-9 Rialton Street, Bellinghorne, Kent, ME10 3DU

**Issue Date:** 16 Feb 2015

**Valid Until:** 16 Feb 2020 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0541-0045-2205-4402-6002

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation schemes are on this certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisers who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property - *whether* you pay the energy bills *benefits* so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.

Prepared January 2015 – LR.3

**MICHAEL PARKES CHARTERED SURVEYORS** for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.

**Michael Parkes**

COMMERCIAL

**01634 294994**

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