

# Lease Assignment & Asset Purchase - Restaurant or Retail

## 251 Meeting St, Charleston, SC 29401

Listing ID:	30025309
Status:	Active
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Restaurant, Street Retail
Sale Price:	\$400,000
Unit Price:	\$224.47 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Charleston-North Charleston
County:	Charleston
Tax ID/APN:	457-04-04-136
Zoning:	GB - General Business
Property Use Type:	Net Leased Investment (NNN)
Building/Unit Size (RSF):	1,782 SF
Year Built:	1900



### Overview/Comments

Asset Purchase & Lease Assignment for \$400,000. No real estate to convey. The space is located on the corner of Meeting & Wentworth currently occupied by Jestine's Kitchen, and Tenant is relocating. Zoned General Business., Asking price includes the assumption of the current under-market lease (\$30.35 psf NNN) which expires December 31, 2021 with 1 additional option of 5 years at market rent. Year 1 NNN is estimated to be \$10.65 psf. , All existing FF&E conveys to Buyer (The following items are excluded: Tenant's trade name, menu, all decorations, 1 large table, & 1 antique refrigerator). , The assignment & assumption of the lease is subject to Landlord approval. , See the attached flyer, floor plan, & elevations. ,



#### More Information Online

<http://catylist.sccmls.com/listing/30025309>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



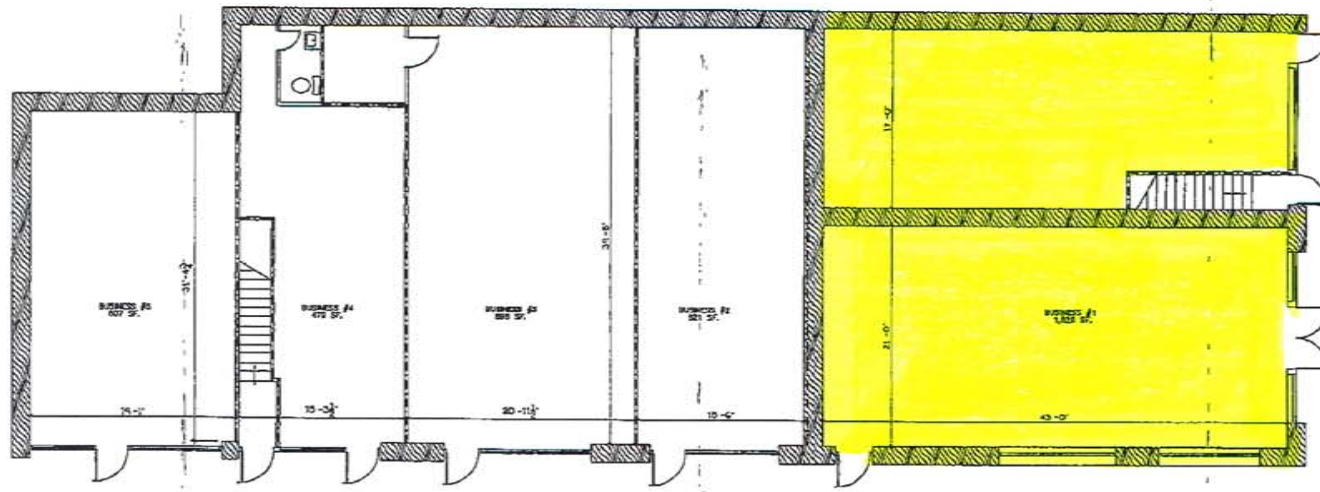
#### Chad Yonce

Southeastern Management Group,  
843-343-1923 [M]  
843-577-8595 [O]  
yonce@semgsc.com

B R 3697625

GENERAL NOTES

THESE DRAWINGS WERE PREPARED FROM CONSTRUCTION DOCUMENTS PREPARED BY GLEN/SCHMITT AND ASSOCIATES IN NOV. 2, 1992. "WENTWORTH + MEETING STREET" CHARLESTON, SOUTH CAROLINA. VERTICAL DIMENSIONS FOR ELEVATIONS WERE PROVIDED BY STANTEC SURVEYING.



 **FIRST FLOOR PLAN**  
SCALE 3/8" = 1'-0"



NOTES

**SOIL AND LEGAL RESERVATIONS**  
THE DESIGN IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH STANDARDS ACT (AWA) SPECIFICATIONS AND CONDITIONS AND ARE SUBJECT TO VARIATIONS IN THE STATE ENGINEERING LAWS OR LEGAL MATTERS. THE OWNER SHOULD HAVE THE DRAWINGS REVIEWED BY HIS ATTORNEY TO DETERMINE IF IT CONFLICTS WITH ANY LAW OTHER THAN.

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REVISIONS



richard s sloop/architect inc  
12 vanderhorst street  
charleston, south carolina  
843 577 5588

**251 MEETING STREET**  
251 Meeting Street  
Charleston, South Carolina

**A101**

FLOOR  
PLANS  
310" x 110"

Apr 21, 2001

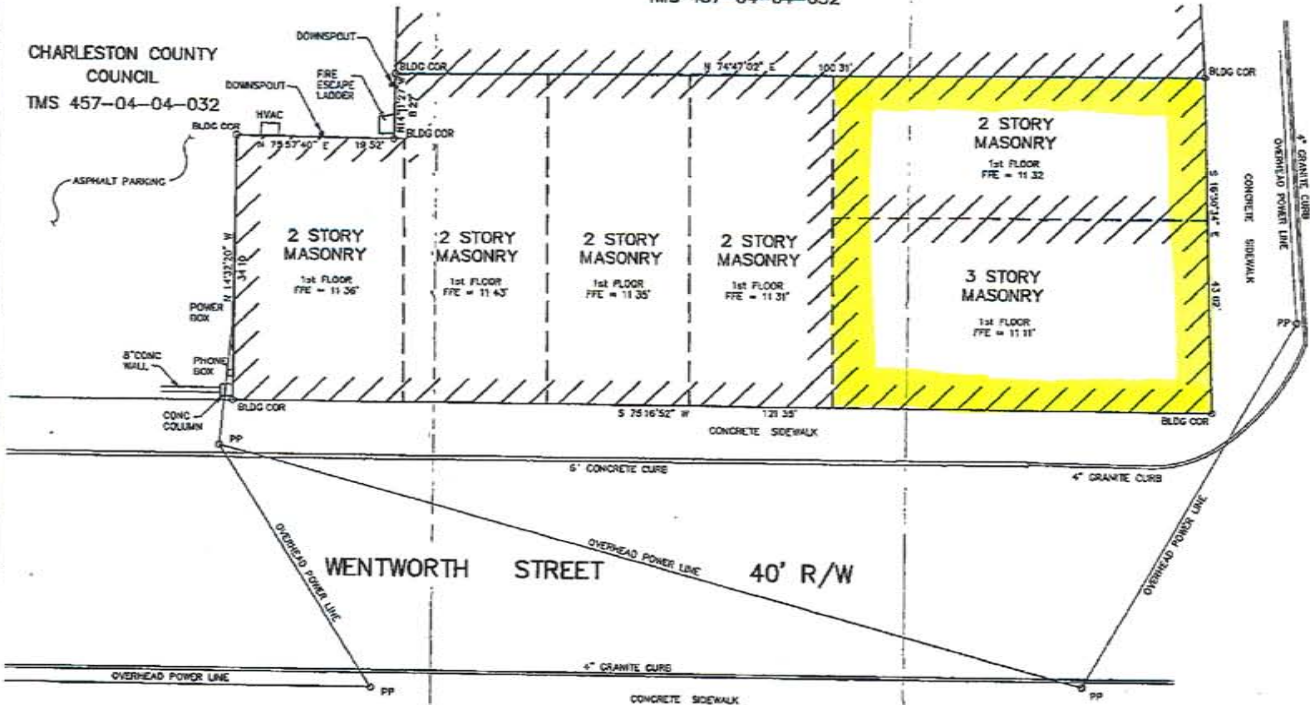


R 369R824



LOCATION MAP  
NOT TO SCALE

CHARLESTON COUNTY COUNCIL  
TMS 457-04-04-032



I, WILLIAM M. FERGUSON, a Professional Land Surveyor of the State of South Carolina, hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of Minimum Standards Manual for the Republic of Land Surveyors in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, since there are no visible encroachments or objections otherwise shown.

WILLIAM M. FERGUSON  
LAND SURVEYOR  
S.C. Reg. No. 41723  
2-26-01



EXHIBIT  
A



Stantec Consulting Inc.  
990 Morrison Drive  
Charleston, SC USA,  
29403  
Tel 843.577.4926  
Fax 843.723.0440  
www.stantec.com

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Consultants

Notes

REFERENCE PLATS  
JOSEPH NEEDLE DATED MAY 18, 1961, RECORDED IN PLAT BOOK G, PAGE 4 IN THE CHARLESTON COUNTY R.M.C. OFFICE  
JOSEPH NEEDLE DATED NOVEMBER 24, 1964 RECORDED IN PLAT BOOK S, PAGE 23 IN THE CHARLESTON COUNTY R.M.C. OFFICE  
JAMES WHITE DATED AUGUST 24, 1981 RECORDED IN PLAT BOOK AT, PAGE 166 IN THE CHARLESTON COUNTY R.M.C. OFFICE  
JEL P. PORTNER DATED APRIL 22, 1983 RECORDED IN PLAT BOOK AX, PAGE 85 IN THE CHARLESTON COUNTY R.M.C. OFFICE

BY FEMA FIRM 455412 0022 9 DATED NOVEMBER 5, 1988, INDEX DATE NOVEMBER 4, 1992 THIS PROPERTY IS LOCATED IN FLOOD ZONE A7, ELEV 12

Revision	By	App'd	Date

Issued By App'd Date

File Name ADM M&F FEB 15, 2007  
Div. Child Dept. Date



Client/Project  
PREPARED FOR  
KINGFISHER INVESTMENTS, LLC  
251 MEETING STREET  
CITY OF CHARLESTON  
CHARLESTON COUNTY, SOUTH CAROLINA

Title  
REGIME SURVEY AND PLOT PLAN  
TMS 457-04-04-050

Project No MIS178.ABMO Scale 1" = 10'  
Drawing No LL-2317 Sheet 1 of 1  
Revision 0





**B1** REAR ELEVATION  
SCALE 3/8" = 1'-0"



**B4** MEETING STREET ELEVATION  
SCALE 3/8" = 1'-0"



**A1** WENTWORTH STREET ELEVATION  
SCALE 3/8" = 1'-0"

NOTES

**DISCLAIMER REQUIRED**  
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OWNER AND THE DESIGN AND THE PROPERTY OF THE ARCHITECT. INSTEAD THE PROJECT FOR WHICH THEY ARE PROVIDED IS. UNLESS OTHERWISE NOTED THE DRAWING SHALL NOT BE USED BY THE PROJECT OWNER OR ANY OTHER PROJECT.

REVISIONS



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12 vanderhorst street  
charleston, south carolina  
8 4 3 5 7 7 5 5 8 8

251 MEETING STREET  
251 Meeting Street  
Charleston, South Carolina

**A201**

EXTERIOR  
ELEVATIONS  
3/16" = 1'-0"

April 25, 2021