



King Street Arms

99-101 King Street, Ramsgate, Kent, CT11 8NZ

Freehold Offers Over £310,000

- Central location in busy Ramsgate town
- Extensively refurbished public house
- Single bar operation (30-50)
- Trade courtyard patio (30-50)
- Three bedroom accommodation
- Growing trade based solely on wet sales

Ref: 53537

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LOCATION

The King Street Arms is situated in the seaside town of Ramsgate, in the Thanet district of East Kent. Ramsgate is known as one of the great English seaside towns of the 19th century and boasts an attractive harbour which draws in strong levels of tourism, especially during the summer months. The town boasts a population in the region of 40,000 residents and is becoming ever more popular with young professionals as a more affordable residence to London.

Ramsgate is easily accessed via the A299 and M2 motorway which provides fast access to Maidstone and London via the M25. The town lies a short distance from the port of Dover, the historic city of Canterbury and contemporary Margate. The town is serviced by high speed rail connections to London St Pancras in approximately 70 minutes. This line also provides High Speed 1 services to Ashford International and Ebbsfleet International. Other train services from Ramsgate are available to London Charing Cross and London Victoria. The town is serviced by a comprehensive bus network operated by Stagecoach South East.

The King Street Arms is a two-storey end-of-terrace public house situated along King Street, which houses an eclectic mix of residential and business premises on the edge of the town centre. The property has recently been extensively refurbished and is presented to a high standard throughout.

TRADE AREAS

- BAR: A single bar operation with central wood bar servery. The bar is presented with a combination of parquet and carpeted flooring. At present, it is configured to provide limited seating in favour of standing room, however could be reconfigured to provide seating for 30-50 patrons. The bar houses an SWP, ADP, juke box, TV, pool table and punch bag game.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- BASEMENT CELLAR: With Heineken Smart Dispense system.

OWNERS ACCOMMODATION

Located at first and second floor level and accessible via a separate entrance to the front of the property, comprising:

- THREE DOUBLE BEDROOMS.
- OFFICE/INTERCONNECTING BEDROOM.
- Large LIVING ROOM.
- Modern fitted KITCHEN.

- BATH and SHOWER ROOM.

EXTERNAL

- REAR TRADE PATIO/COURTYARD: With potential to seat 30 - 50.

THE BUSINESS

The King Street Arms operates as a traditional wet-only public house serving the needs of the local community. The business has undertaken a transformation since our client's purchase in May 2024 and is a popular watering hole for a wide variety of clientele of different ages. The business has a pool team and is currently in the position of starting a darts and football team in addition.

Management accounts from May 2024 to November 2024 show a net turnover of £XXX. Further accounting detail can be made available following a formal viewing.

The King Street Arms is a growing business and would suit a hand-on operator who wanted to continue to operate the business as a community public house.



TENURE & PRICE

FREEHOLD OFFERS OVER £325,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

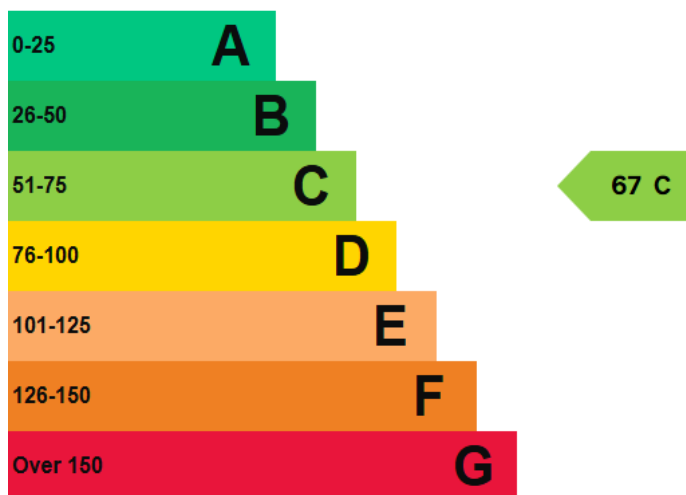
Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.
Local Authority: Thanet District Council
Rateable Value as at 01 April 2023: £4,600



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 0540-0341-4479-5899-5092

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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