



Chequers Inn

Stone Street, Petham, Canterbury, Kent, CT4 5PW

Freehold £450,000

- Located on arterial road between Canterbury and Folkestone
- Two-storey detached public house
- Bar and three restaurant areas (60-75)
- Spacious 4-5 bedroom accommodation
- Garden and car park (25-30)
- Currently closed, sold with vacant possession

Ref: 87394

01892 725900
southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Chequers Inn is located on the outskirts of the Kent village of Petham near Canterbury. The village is well-positioned on the edge of the North Downs Area of Natural Beauty approximately 5 miles south of the historic city of Canterbury.

The village is a short drive from the A2 dual carriageway linking Canterbury and Dover to North Kent and London via the M2 motorway, as well as the M20 motorway linking the Channel Tunnel terminal at Folkestone to London via the M25. The Chequers Inn is conveniently situated on the B2068 Stone Street, a busy arterial road between the M20 at Folkestone and Canterbury.

The Chequers Inn is a well-proportioned detached property of brick construction under a pitch tile roof with flat roof extension to rear.

The property comprises in brief:

TRADE AREAS

GROUND FLOOR

- BAR: With oak flooring, exposed brickwork and traditional brick fireplace. Central brick-built bar servery. Potential to seat 25-30.
- SNUG: With electric fireplace and carpeted flooring. Potential to seat 10-15.
- DINING ROOM: With oak flooring and log burner. Potential to seat 25-30.
- GENTLEMEN'S TOILETS.
- LADIES TOILETS.
- TRADE KITCHEN: With extractor. Tiled walls and floors.
- DRY STORE/PANTRY: With stainless-steel double upright fridge and freezer.

BASEMENT

- CELLAR: Delivery drop to front of property.

OWNERS ACCOMMODATION

FIRST FLOOR

Accessed from bar or via separate access to rear of property.

- MODERN FITTED KITCHEN.
- SHOWER & WC.
- LIVING ROOM/DOUBLE BEDROOM.
- TWO DOUBLE BEDROOMS.

SECOND FLOOR

- TWO DOUBLE BEDROOMS
- OFFICE

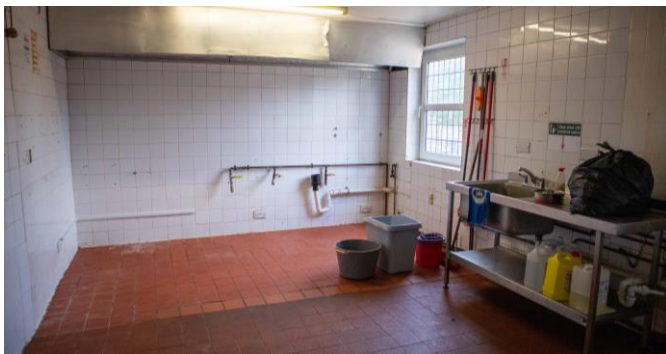
EXTERNAL

- CAR PARK: Space for 25-30 vehicles.
- TRADE GARDEN: Lawned and graveled. Two storage sheds.
- FRONT PARKING: For two vehicles.

THE BUSINESS

The property has recently been let to a third-party, however the business is currently closed. No trade is sold or warranted. Historic accounts are not available.

Any interested party must make their own assumptions as to achievable trade figures giving regard to the location, size and style of the property.



TENURE & PRICE

FREEHOLD £450,000. Unconditional offers only. Sold as seen with vacant possession.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCES

A full Premises Licence is held.

SERVICES

Mains water and electricity are connected.
Central heating and cooking via LPG.

Rateable Value: £12,000

Local Authority: Canterbury City Council



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 Ref:

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635