



Butt of Sherry

3-5 Theatre Street, Hythe, Kent, CT21 5LD

Tenure: Freehold

Price: £550,000

Ref: 58330

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Central position in Kent seaside town
- Character Grade II listed public house
- Four trade areas (66)
- Four bedroom owners' accommodation
- Attractive front trade patio (40)
- Strong trade levels, increasing year-on-year

Location

The Butt of Sherry is situated in the heart of the busy coastal market town of Hythe, on the edge of Romney Marsh in Kent. The town is rife with medieval and Georgian buildings and is bisected by the Royal Military Canal, a Napoleonic War defence which draws in sightseers throughout the year. Hythe is also the northern terminus of the Romney, Hythe and Dymchurch Steam Railway which draws in families to the area. A short drive from Hythe is Port Lympne Wild Animal Park and Gardens.

The town forms part of a chain of towns and villages along a long coastal bay running from Dungeness to Folkestone. This includes idyllic sandy beaches and a coastal walk and cycle path which is extremely popular during the summer months.

The Butt of Sherry occupies a central position along the bustling high street which houses a number of boutique independent retailers and restaurants.

The Property

The Butt of Sherry is a well-known Grade II listed property with an eye-catching appearance and front trade patio, understood to date back to the 18th century.

The property has been well-maintained and, as a result, is presented to a high standard throughout whilst retaining much of its original charm.



Trade Areas

- BAR: A characterful area with carpet and flag stone flooring with unique millstone inset. Providing part panelled walling, exposed timbers, and a notable bay window. Seating for 20.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.
- DINING ROOM: Seating for 18. Houses two wine chillers and own bar servery.
- SNUG DINING ROOM: Decorative fireplace and seating for 12.
- CONSERVATORY RESTAURANT: Boasting stone walling and seating 16.
- TRADE KITCHEN: Fully-fitted, including extractor, salad station, plancha, six burner range cooker, double deep fat fryer, salamander, dishwasher, glasswasher, commercial microwaves, fridges and freezers.
- TWO PREP AREAS: With commercial microwaves, fridges and freezers.
- ON-LEVEL CELLAR.

Owners' Accommodation

At first floor level, comprising:

- FOUR DOUBLE BEDROOMS.
- LARGE LOUNGE.
- FAMILY BATHROOM.



External

- FRONT TRADE PATIO: With two jumbrellas, well-kept flower beds and planters and seating for 40. This area is particularly popular during the summer months, being the only external trade patio visible from the High Street.
- PRIVATE CAR PARK: For one vehicle.

The Business

Our clients have owned and operated The Butt of Sherry for the past 29 years and are now looking to sell their freehold interest in order to retire. The business operates as a popular food-led public house, enjoying a strong following from the local residents, which also has the capability of drawing in custom from visitors to the town. It offers a traditional home-cooked pub menu which could be adjusted if desired.

Sales year-on-year are in constant growth. Trade profit and loss accounts show net turnovers of:

- YE 2022: £676,812
- YE 2023: £726,206
- YE 2024: £750,986
- YE 2025: £805,300, gross profit 59%, adjusted net profit approx. £60,000.

Further accounting details can be made available to serious parties following a formal viewing.

We are of the opinion that The Butt of Sherry would suit hands on owner operators, one of whom could take the helm of the kitchen and put their own stamp on the food offering whilst mitigating wage costs. The Butt of Sherry offers a great opportunity for a new owner to focus on trade from day trippers and those staying in the numerous surrounding holiday parks.





Tenure & Price

FREEHOLD £550,000 to include goodwill, 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.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £44,000.

Local Authority: Folkestone and Hythe District Council.



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