



Botolphs Bridge Inn

Botolphs Bridge Road, West Hythe, Kent, CT21 4NL

Leasehold £55,000

- Countryside position with stunning views
- Well-maintained two-storey public house
- Three trade areas (68)
- Three bedroom owners accommodation
- Quaint rear terrace (66)
- Long established business with bags of potential

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LOCATION

The Botolphs Bridge Inn is situated in the Botolphs Bridge area of West Hythe. The area sits at the base of the Kent North Downs, on the Romney Marsh. Botolph Bridge lies a mere 2.5 miles from the seaside town of Hythe which houses all essential amenities. The area is rife with holiday parks and is a popular destination for walkers, cyclists and bird watchers. The area is rapidly expanding with a number of new homes being built on the outskirts of Hythe which is expected to draw in new customer and employment to the area.

The area is easily accessed via the M20 motorway which provides fast road connections between the M25 and the port town of Dover as well as cross channel services from the Eurotunnel at Folkestone. The Hythe Road, the main coastal route between Folkestone and Dungeness is a popular thoroughfare and well utilised by those cutting through to the motorway.

Botolphs Bridge Inn occupies a two storey public house of brick construction under pitched Kent thick roof, which has been well maintained throughout our clients occupation and is presented to a high standard throughout. The property enjoys waterside views of neighbouring waterways as well as the Royal Military Canal, Port Lympne Nature Reserve and Zoo which draws in large amounts of visitors to the area throughout the year.

TRADE AREAS

Entrance from front of property via lobby directly into MAIN BAR. The bar is presented in a traditional manner with carpeted flooring, brick built fireplace and central bar servery. This area provides seating for seven with stools at the bar for seven patrons.

To the left of the bar there is a SECOND BAR AREA with its own bar servery providing seating for 24. This area also acts as a dining area. Offset are LADIES and GENTLEMEN'S WCs with baby changing facilities and cleaning cupboard offset.

Also accessed from the bar are two further DINING AREAS which provide seating for 42. To the rear there is a WASH-UP AREA.

Centrally located within the property there is an extensively fitted TRADE KITCHEN which is more than capable of producing 200 covers a day. The kitchen is immaculately clean and boasts a range of commercial stainless steel units with pantry offset.

The Botolphs Bridge Inn is serviced by a ground floor CELLAR with delivery access to the side of the property.

OWNERS ACCOMMODATION

Located at first floor level there is comfortable and well presented owners accommodation comprising of LIVING ROOM, THREE DOUBLE BEDROOMS, KITCHEN and DINING ROOM, BATHROOM and WC. Loft storage above.

EXTERNAL

To the side of the property there is a tarmac CAR PARK with space for 13 vehicles.

To one side of the property there is a SMOKING SOLUTION with seating for 10.

To the rear of the property there is a TRADE YARD with shed storage.

Also to the rear there is a quaint TRADE AREA, with well maintained flower beds. This area is part covered and provides seating for 66 with views across the surrounding hills and countryside.

THE BUSINESS

Our clients have owned and operated the Botolphs Bridge Inn since 2005 and are now looking to sell their leasehold interest in order to retire. The business operates as a food led destination venue which draws in custom from the surrounding holiday park and from visitors to the area. It boasts a loyal local drinking trade and is well known for its reasonably priced yet home produced food offering.

It is our understanding that the business generates a net turnover in the region of £250,000 per annum split 60/40 in favour of dry sales. The business consistently produces 115 barrels a year. Further accounting detail can be made available to serious parties following a formal viewing.

We are of the opinion that Botolphs Bridge Inn would suit a new operator who could build upon the success of the current long standing lessees and further turnover and profit margins with a modernisation of the food and drink prices.

A new operator could also greatly increase profits by taking a more hands on approach to the business, which the current owners can unfortunately not do due to health problems.



TENURE & PRICE

LEASEHOLD £55,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Botolphs Bridge Inn is held on a 20 year full repairing and insuring lease agreement from Punch Taverns for a term of 20 years commencing June 2005. The lease is fully assignable and renewable, protected by the security provisions of Landlord & Tenant Act 1954. Rent currently stands at £25,000 per annum subject to five yearly rent reviews. An incoming party will be required to lodge a deposit of £6,000 with the landlord. The lease is of partial tie, tied on beers and bottled beers, free of tie on wines, spirits and minerals.

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

Mains electricity and water. Fuel via calor gas. Central heating via oil. Drainage via klargester.

Rateable Value is £12,000 and is therefore exempt from business rates.

Local Authority: Folkestone & Hythe District Council.



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