



Swan

Queen Street, Sandhurst, Cranbrook, Kent TN18 5HY

- Located in busy Sandhurst village
- Refurbished pub on main road
- Open plan bar area (35) & games area
- Spacious 3 bedroom owners accommodation
- Two external trade areas (56-66)
- Popular business with opportunities to further grow trade

Leasehold | £50,000



LOCATION

The Swan is situated in the village of Sandhurst, a desirable and busy village in Kent, on the border with East Sussex. Sandhurst falls within the Borough of Royal Tunbridge Wells approximately 8 miles west of Tenterden, 3 miles east of Hawkhurst and 11 miles north-west of Rye. The village boasts numerous local amenities including a primary school, petrol station, convenience store and farm shop.

The village is positioned along the A268 which connects the historic citadel town of Rye to the large conurbation of Hawkhurst. The area lies a short drive from the A229 link road running between Hurst Green, Cranbrook and the county town of Maidstone. Furthermore the A21 trunk road running between the M25 at Sevenoaks and Hastings on the south coast is only a short distance away. Mainline railway services are available to central London from Etchingham to the west and Staplehurst to the north.

The Swan occupies a modern constructed brick built property under a pitched tiled roof. The property is positioned along the main road and has undergone a full refurbishment in recent years, and is presented to a high standard throughout.

PROPERTY

GROUND FLOOR

Entrance from front of property directly into open plan bar and dining area. This bright and spacious trade space benefits from windows running along the front of the property, as well as features including a brick fireplace, log burner and centralised oak built bar servery. The bar servery houses a double drinks fridge and triple drinks fridge. The bar and dining area is currently configured to provide seating for 35, however this could be increased, if desired, dependent on layout. Offset are female WCs.

Leading to the rear of the bar there is a games area which could be used for further covers, if desired. Offset are male WCs and disabled WCs.

Centrally located within the property there is a store area which houses the ice machine and CCTV system.

The property benefits from a fully fitted trade kitchen equipped with non-slip flooring, UPVC clad walling, extractor, double deep fat fryer, six burner range cooker, salamander, hot cupboard, 2 commercial microwaves, dish washer and stainless steel sinks.

Furthermore there is a pantry area which houses fridge and freezer storage as well as chest freezers.

FIRST FLOOR

Private owners accommodation comprising of modern fitted kitchen, 3 double bedrooms, living/dining room, bathroom and separate WC.

EXTERIOR

To the front of the property there is a tarmacked car park with space for 16 vehicles.

Also to the front of the property is a paved patio area which currently provides seating for 16.

To the rear of the property there is a two-tiered lawned trade garden which is capable of providing seating for 40-50 patrons.

THE BUSINESS

Our clients have owned and operated the Swan for the past 9 years and during this time have fully refurbished and renovated the property to a high standard. The Swan operates as a popular community orientated public house, which also boasts a football team, pool teams and cricket teams and is widely supported by the local shooting fraternity.

Trade profit and loss accounts for the year ending October 2018 show a net turnover of £120,626, split 80% to wet sales and 20% to dry sales. Further accounting detail will be made available to serious parties following a formal viewing.

We are of the opinion that the Swan would suit both a first time buyer or experienced operator alike. A new operator would be prudent to continue to focus on the community ethos of the business as well as capture tourist and passing trade to further increase food sales. Furthermore a new operator could extend the opening hours.

LICENCE

A full Premises Licence is held permitting the sale of alcohol by retail:

Friday to Saturday 10:00-01:30

Monday to Thursday 10:00-00:30

Sunday 10:00-23:30

SERVICES

All mains services are connected.

Rateable Value is £8,750 and is therefore exempt from business rates. Residential Council Tax Band A.

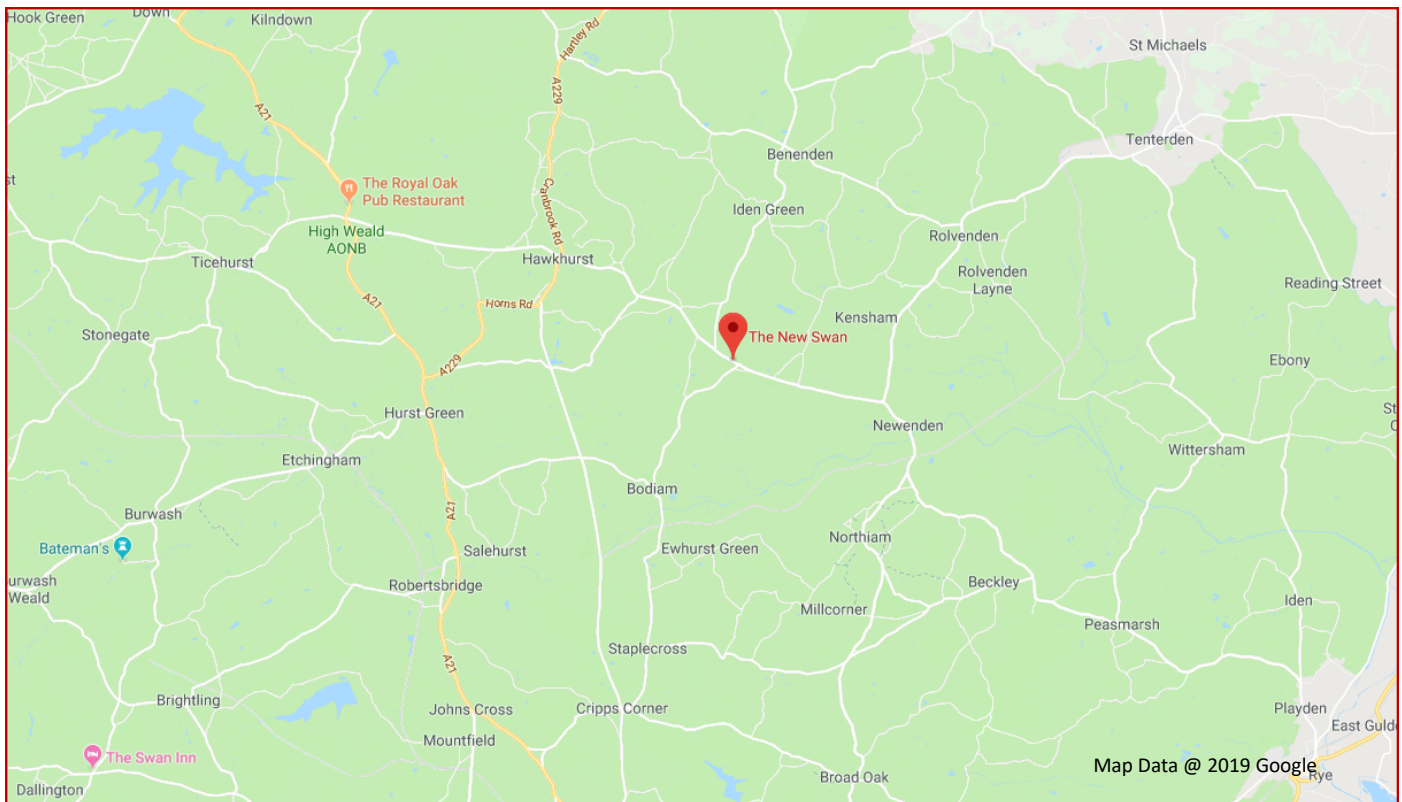


TENURE & PRICE

LEASEHOLD £50,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Swan is held on a fully repairing and insuring lease agreement from a private landlord for a term of 15 years commencing 23 October 2012, expiring 22 October 2027. This assignable lease falls under the security provisions of Part II Landlord & Tenant Act 1954. Rent currently stands at £20,000 per annum, subject to 5 yearly rent reviews. The lease is free of all trade ties.

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



More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

59 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 112
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 88.31

Benchmarks

Buildings similar to this one could have ratings as follows:
41 If newly built
67 If typical of the existing stock

BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

INNPLAN INSURANCE – 01432 378696

Immediate and competitive cover for your property, business and contents

UTILITY HELPLINE – 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference: 0710-7918-0360-7060-7054

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

Tel: 01892 725900

Email: SouthEast@sidneyphillips.co.uk

